HOUSING AND NEIGHBORHOOD CONDITIONS IN SAN FRANCISCO

A Classification of Areas For Urban Renewal

December 13, 1955

Dear Friend:

As a person interested in civic improvement you are being sent a copy of a recently published report by the San Francisco Department of City Planning.

This study reviews existing housing and neighborhood conditions and is an attempt to make general classifications according to housing quality. It was done as part of the basic studies for San Francisco's urban renewal program.

Urban renewal is a broad approach to the problem of urban blight and slums. In addition to redevelopment or clearance projects, it involves voluntary improvement, co-ordinated code enforcement and public improvements.

The Housing and Home Finance Agency has notified the city that its "workable program" for urban renewal has been approved, effective November 1, 1955. This approval means that San Francisco now is eligible for federal financial assistance for urban renewal projects (in addition to re-development projects already undertaken under the Housing Act of 1949) and for certain kind of mortgage insurance.

As the planning phases of the Diamond Heights and Western Addition projects are completed and property acqui-sition will begin sometime next year, the next step in San Francisco's urban renewal program is the selection of areas and planning for the next projects. This report will assist in selection of urban renewal areas by indicating the compara-tive quality of living conditions in various areas of the city.

Yours very truly,

Paul Oppermann
Director of Planning

September 8, 1955

Mr. Ernest E. Williams, President
City Planning Commission
100 Larkin Street
San Francisco 2, California

Dear Mr. Williams:

It is with pleasure that I transmit to you the report on Housing and Neighborhood Conditions in San Francisco. This report has been prepared in connection with the workable program for urban renewal, to qualify the city for federal assistance under the Housing Act of 1954. It will form part of the documentation to be supplied to the Urban Renewal Administration of the Housing and Home Finance Agency.

The report is reproduced under a supplemental appropriation (File #12965, Ordinance #9095) passed by the Board of Supervisors, April 18, 1955.

The findings contained in this study point out San Francisco's need for urban renewal and will serve as a guide to policy decisions affecting a city-wide program.

Yours truly,

Paul Oppermann
Director of Planning

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PLATES

Urban renewal is a program for the prevention of housing and neighborhood deterioration, for the rehabilitation of deteriorated but salvable areas, and for the redevelopment of slum areas.

A city must have a workable program for urban renewal before it qualifies for federal assistance under the Housing Act of 1954. This report presents a survey of housing and neighborhood conditions in San Francisco as one of the requisites of such a workable program.

This study examines the general condition of housing and neighborhoods throughout the city and indicates the type of action required to bring about improvement or to maintain good existing conditions. Actual selection of areas for various kinds of treatment depends on further study of individual neighborhoods.

For the purposes of this study a scoring system was devised involving twenty factors within three main categories -- the condition of structures, neighborhood environment, and occupancy characteristics. This scoring system was used to classify areas of San Francisco by census tract into four grades -- redevelopment, rehabilitation, conservation, and stable areas.

The census tract classification indicates general housing and neighborhood conditions and cannot be used to pin-point housing quality which can vary greatly within a tract or even within a block.

The results of the scoring show three areas which fall into the redevelopment range: the heart of the Western Addition, Chinatown-North Beach, and South-of-Market. Surrounding these are areas which rate high for rehabilitation. The western and southern residential areas of the city have ratings which classify them as conservation or stable areas.

This report is a classification of housing and neighborhood conditions in San Francisco, prepared since the passage of the Housing Act of 1954, in which emphasis is placed on the prevention of slums and urban blight. Federal assistance is available under this Act not only for the clearance and redevelopment of slum areas, but also for urban renewal projects which deal with the rehabilitation and renewal of deteriorating areas.

National recognition and leadership exist for a total effort for prevention of blight as well as for rehabilitation and eradication of run-down neighborhoods and poor housing conditions. President Dwight D. Eisenhower in his recommendation to the 83rd Congress concerning the Housing Act of 1954 made the following statements:

"In order to clear our slums and blighted areas and to improve our communities, we must eliminate the causes of slums and blight. This is essentially a program for our cities. However, federal assistance is justified for communities which face up to the problem of neighborhood decay and undertake long range programs directed to its prevention. The main elements of such programs should include:

"First: Prevention of the spread of blight into good areas of the community through strict enforcement of housing and neighborhood standards and strict occupancy controls.

"Second: Rehabilitation of salvable areas, turning them into sound, healthy neighborhoods by replanning, removing congestion, providing parks and playgrounds, reorganizing streets and traffic, and by facilitating physical rehabilitation of deteriorated structures.

"Third: Clearance and redevelopment of nonsalvable slums."

In order to qualify for federal assistance to urban renewal projects under the 1954 Housing Act, local communities are required to develop and put into operation a workable program using all means available to eliminate and prevent slums and urban blight. Such a workable program should include:

1. Voluntary repair and rehabilitation of buildings. Where properly pursued on a neighborhood basis, this may be the only action required to arrest deterioration.

2. Compulsory repair, rehabilitation or demolition of buildings by enforcement of health, sanitation and safety codes.

3. Acquisition of property and demolition of buildings where necessary to eliminate unsafe or insanitary conditions.

4. Disposition of any property acquired at its fair reuse value in accordance with the urban renewal plan.

5. Installation or reconstruction of necessary streets, utilities, parks, playgrounds and other improvements.

On December 20, 1945 by Resolution No. 2928, the City Planning Commission adopted a report on "The Redevelopment of Blighted Areas" as part of the Master Plan of San Francisco. This was the first official action under the State Community Redevelopment Law in establishing the process of redevelopement in San Francisco which involves the clearance and redevelopment of non-salvable slums with the aid of federal funds.

The purpose of this present study is to provide a general and more recent picture of housing and neighborhood conditions in San Francisco in order to determine the extent of action required to remedy undesirable conditions. It is intended to indicate where redevelopment action is needed, where rehabilitation projects are a more suitable remedy, where conservation activity is required, and where stable areas exist that should be protected. The report should serve as a guide to policy decisions on a city-wide program for urban renewal, and as such be of assistance in delineating urban renewal areas, determining the types of action under an urban renewal program, and establishing priorities for projects.

The scoring system used for this study measured structural deterioration, neighborhood environment, and conditions of occupancy by census tract throughout San Francisco. Characteristics were scored on a penalty basis with a total possible penalty of 89 points, 32 assigned to structural characteristics, 31 to neighborhood characteristics and 26 to occupancy characteristics. The following list shows the factors scored, and the maximum penalty assigned to each. A description of the items scored, the range of weight given each item, and the sources of data are given in Appendix I.

	Maximum penalty
Structural characteristics	32
Front and rear yards	5
Lot size and shape	5
Deterioration rate	5
Age of dwelling units	5
Dilapidation	4
Lot area, single family houses	5
Lot area, large apartments	3
Neighborhood characteristics	31
Mixed land use	7
Traffic accidents	6
Block size and shape	6
Neighborhood facilities	4
Traffic conditions	4
Street pattern	4
Occupancy characteristics	26
Overcrowding	4
Monthly rent	4
Tuberculosis	3
Non-white population	3
New residents	2
Income	5
Voting	5
Maximum total	89

4.

The census tract was used as the scoring unit for this report because most of the data are available on a census tract basis. It must be kept in mind in making further detailed studies of neighborhoods that the census tract is a unit of statistical convenience, and not a planning unit. A tract may contain parts of several neighborhoods, each of which should be analyzed as a whole in making more precise studies and planning programs. Also, conditions in portions of a census tract may vary considerably from the numerical average for the entire tract which is scored in this index. This survey is intended to present a general picture of residential conditions throughout the city, and is not intended to pin-point individual conditions as only detailed planning studies can do.

It should be noted that some tracts are predominantly industrial and contain very few dwelling units: for example, K-5 in the South-of-Market area, and K-1 and A-1 along The Embarcadero. For this reason, Appendix II, Tabulation of Scores by Census Tract, gives the number of dwelling units in each tract.

As a result of the penalty scores in each tract, areas in the city were classified as suitable for redevelopment, rehabilitation, conservation or stable treatment.

Redevelopment is the replanning and clearance, with the use of public powers and funds, and the rebuilding, by private enterprise, of blighted areas. San Francisco has designated several redevelopment areas (see Plate 1) and two projects are in the final plan stage: Western Addition Approved Redevelopment Project Area A-1, and Diamond Heights Approved Redevelopment Project Area B-1. Areas with a penalty score of 60 or more were classified as suitable for redevelopment.
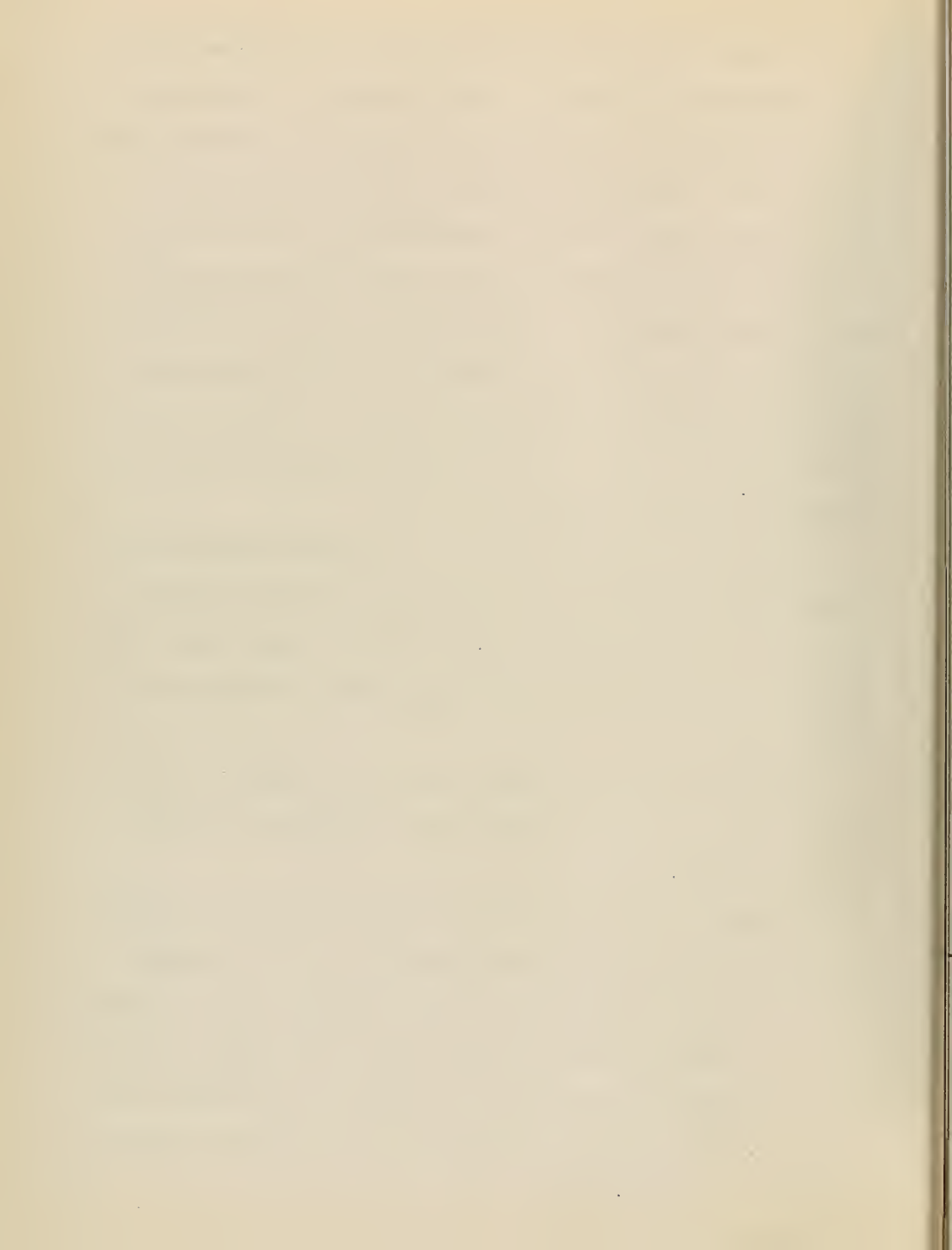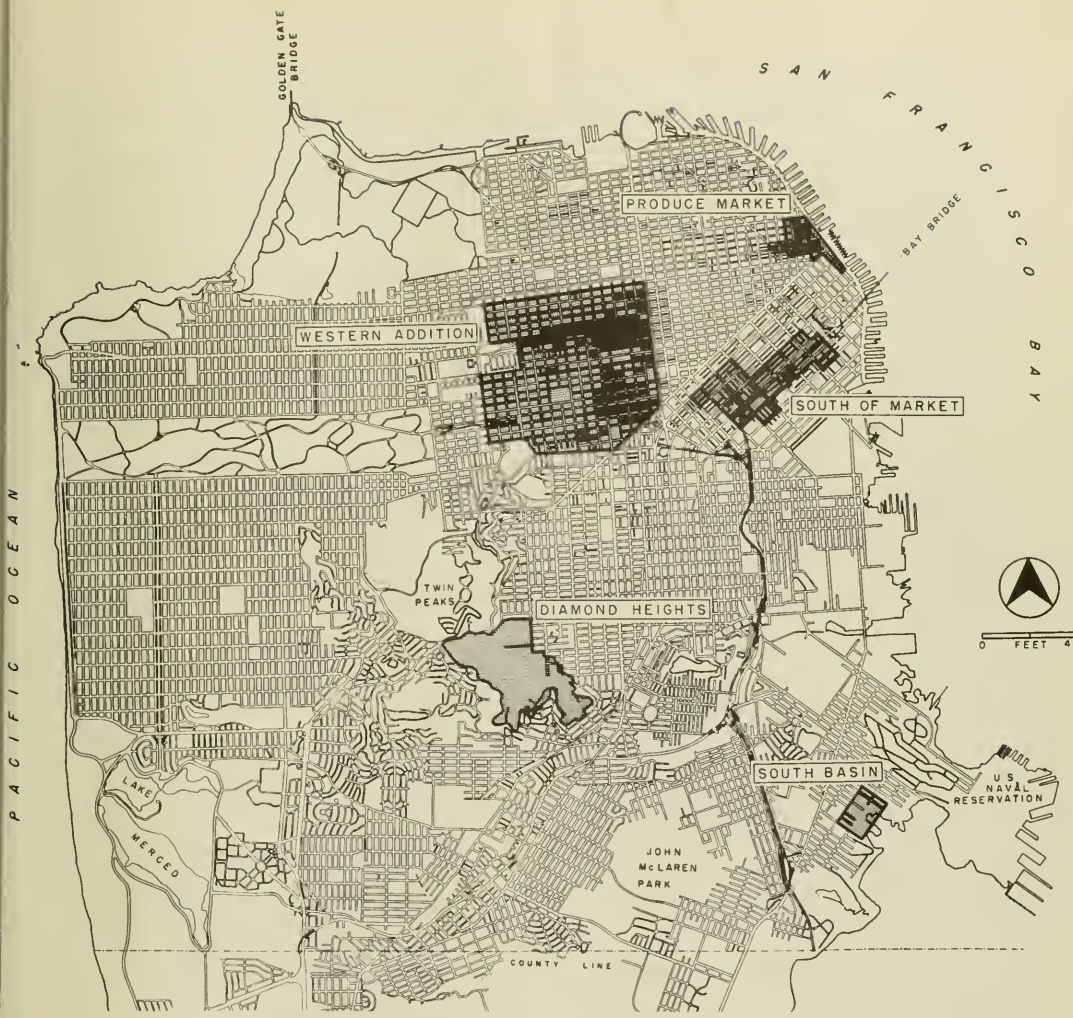
HOUSING AND NEIGHBORHOOD CONDITIONS

REDEVELOPMENT AREAS

REDEVELOPMENT AREAS

WESTERN ADDITION PROJECT AREA NUMBER ONE

1
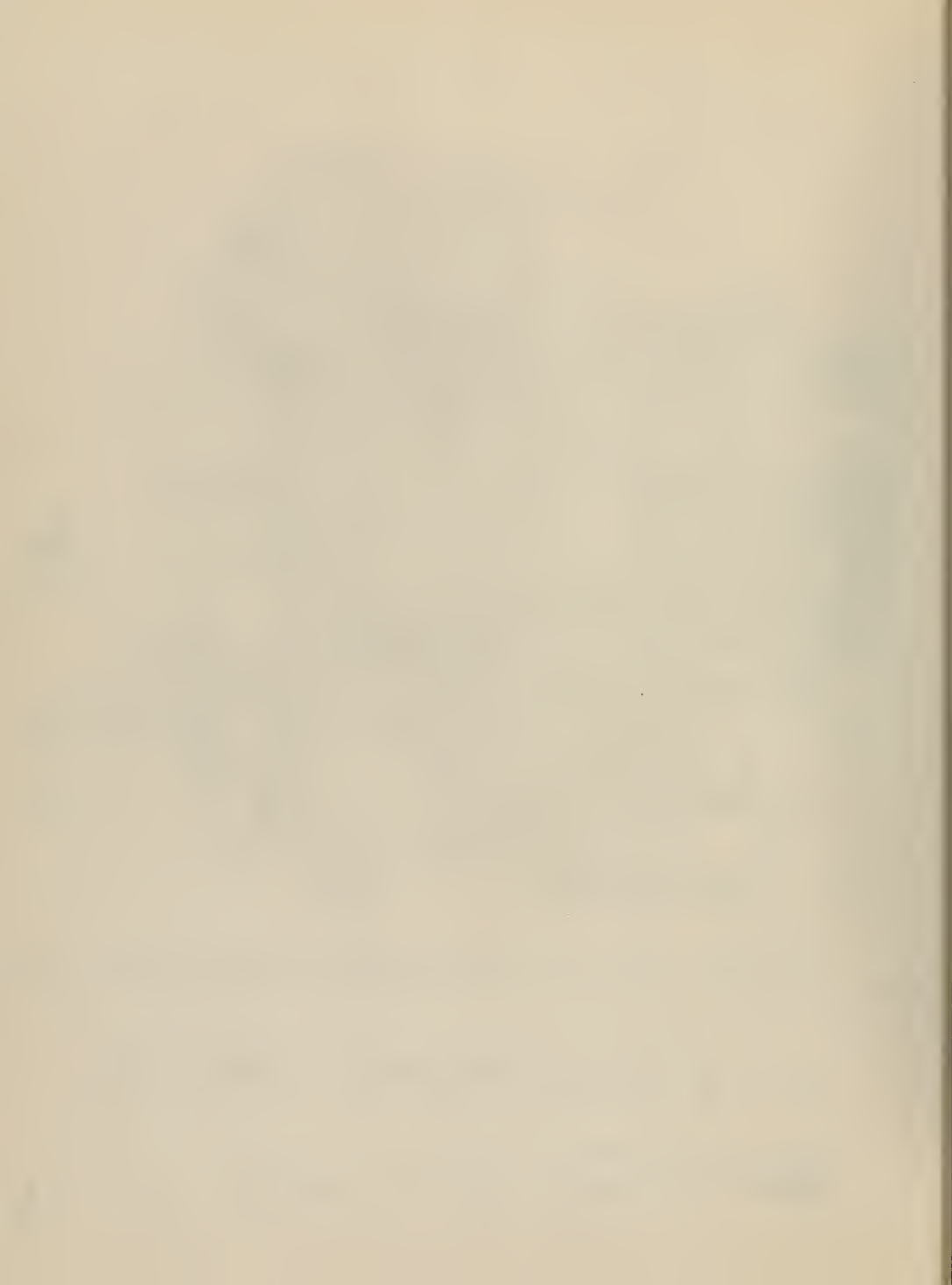
Rehabilitation combines public and private action to turn blighted or near blighted areas into acceptable living areas. Extensive repair and remodeling to bring structures up to legal standards may be undertaken by the owners, or by contractors under a public authority with power to acquire salvable structures and resell them after rehabilitation. Further, public action involves code enforcement, public improvements, correction of bad traffic conditions, and demolition of some individual structures. Penalty scores of 40-59 marked an area as suitable for rehabilitation.

Conservation involves primarily private action which is most effective if organized into a group force such as a property owners' association, to maintain and promote neighborhood quality and to secure desired public improvements. The continuous enforcement of zoning and other regulations through neighborhood alertness and interest is important also. Conservation areas are those whose scores ranged from 20-39 penalty points.

In the protection of stable areas, which were penalized by less than 20 points, the residents are primarily responsible for maintaining the existing good quality of their neighborhood. An important public action is strict zoning enforcement to preserve neighborhood integrity.
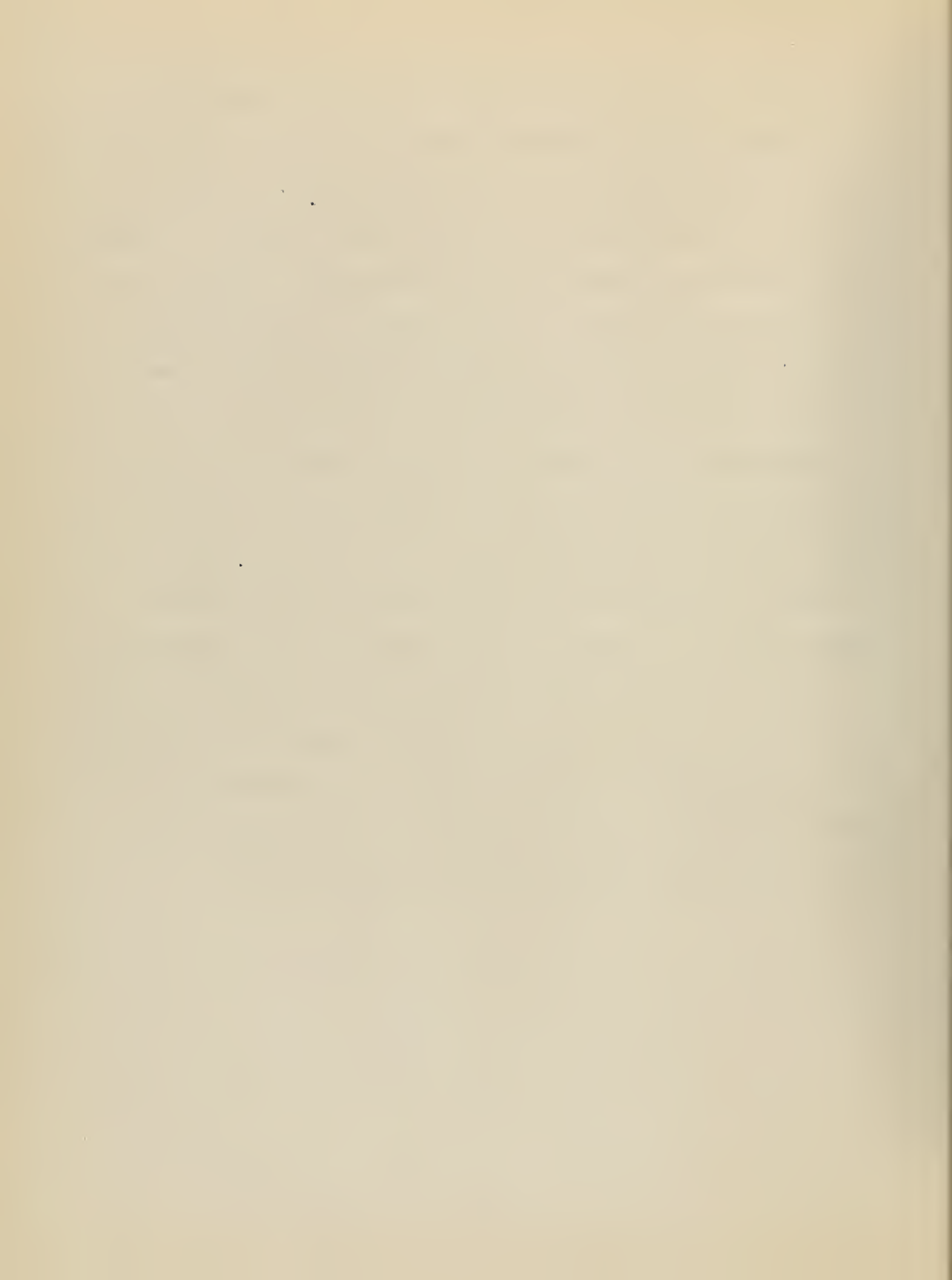
Structural characteristics

Penalties for absence of setbacks from front and rear lot lines and for deterioration rate were high in the entire area east of Van Ness and north of Market, in the Western Addition, and South-of-Market; medium to high in the Mission district; and low in most other areas, mostly single family neighborhoods. Penalties for size and shape of lot followed the same pattern but were not as high, except in a few hilly areas.

Only a few tracts received the maximum penalty for age of dwelling units--some in the Mission district and Western Addition, and all of the South-of-Market tracts. The majority of the city's tracts have a very low percentage of dilapidated dwelling units.

Penalties were consistently high in the Western Addition for single family dwellings with less than minimum lot size. Tracts in Chinatown received the highest penalty for multi-unit apartments having less than 300 square feet of lot area per dwelling unit.

Neighborhood characteristics

The distribution of penalties for neighborhood characteristics was similar to that for structural characteristics. For mixed land use, the highest penalties were in the South-of-Market area; high to medium penalties occurred east of Van Ness and in the Western Addition and parts of the Mission and Potrero-Bernal.

There were high penalties for traffic accidents and traffic conditions east of Van Ness, in the Western Addition, South-of-Market, and in parts of the Mission district.

Most areas showed some deficiencies in neighborhood facilities, but especially parts of the Western Addition, North Beach, Russian Hill, South-of-Market, and the Mission.

Hill areas received the greatest penalties for both block size and shape resulting in small, odd-shaped and irregular lots, and street pattern improperly related to topography.

Occupancy characteristics

The pattern of occupancy characteristics is not too different. High penalties for overcrowding and monthly rent under $40 occur in Chinatown, North Beach, the Western Addition and South-of-Market, and to a lesser degree in the Potrero-Bernal, Bayview and Mission districts.

Tuberculosis, while occurring throughout the city, is more frequent in Chinatown, North Beach, Western Addition and South-of-Market.

Numbers of new residents are high in the downtown apartment district, Pacific Heights, Parkmerced and Stonestown, as well as the Western Addition and South-of-Market.

The incidence of incomes over $5000 is greatest in the West of Twin Peaks District, and is also high in the Marina, and in parts of the Richmond District; low in Chinatown, the Western Addition and South-of-Market. This item was scored only when it was below the median for the city.

Voting (percentage of the population over 21 voting in general elections and elections where San Francisco bond issues were presented) was high in Pacific Heights, the Richmond, and most of the Sunset and West of Twin Peaks; low South-of-Market and the Western Addition, and lowest in Chinatown. Only tracts falling below the city median for voting received penalties.

<u>Conclusions</u>

The purpose of this study was to compare the quality of housing and neighborhoods on a city-wide basis. This has been done by a penalty scoring system with ranges denoting four classifications of living conditions, resulting in a pattern of three concentrations of very poor conditions (South-of-Market, the heart of the Western Addition, and Chinatown) within a larger rehabilitation area, in turn surrounded by conservation areas, with stable areas to the west.

Plate 2 generalizes the results of the study and indicates the condition of the various areas of the city. A line is shown on the plate between the residential community areas of the city, and that part of the city which is predominantly commercial or industrial and which contains few or no dwelling units. Census tracts in this working area were scored (see Appendix II), but except for those tracts in the residential concentration in the South-of-Market area, were not included in the generalized picture presented on the map.

The areas in poorest condition, shown in the darkest tone, should be considered suitable for redevelopment. These areas had scores within the range of 60 to 89 penalty points. These are the areas where living conditions are so undesirable that rebuilding is the best solution, or, in some cases, where residential uses should be removed to make land available for industry.

The rehabilitation areas, as shown on Plate 2, fell within a penalty score range of 40 to 59. These areas -- the inner Mission, Potrero Hill, most of the Western Addition, and most of the area east of Van Ness -- should be considered susceptible to blight. They need extensive attention

to prevent deterioration. Some pockets of very poor housing may even require redevelopment treatment. Reconditioning of structures through private action, enforcement of health, zoning, building and safety codes, provision of additional public facilities, and alleviation of traffic hazards are some of the elements of a rehabilitation program. The downtown apartment district is perhaps a special case, its rehabilitation score being due not so much to structural defects as to its inherent qualities of high density, mixed land use, heavy traffic, and population characterized by high mobility and a high proportion of single persons needing close-in rental accommodations.

Conservation areas, with 20 to 39 penalty points -- parts of the Marina, Richmond, Mission, and the southeast portion of the city -- and stable areas, with zero to 19 penalty points -- the outer Richmond, Sunset, and West of Twin Peaks communities -- need attention too, but of a different kind. Reliance will have to be placed on the residents of these areas to take the initiative in maintaining their neighborhoods. Zoning protection from inharmonious uses is a primary need and can be obtained through neighborhood vigilance. In many conservation areas the beginning effects of deterioration and neighborhood decline are showing and require an organized improvement program on the part of residents.

These results should not be startling to those who know the city. The findings emphasize, however, the need for study and attention to the extensive areas suitable for rehabilitation, .. and the need for an overall program and time schedule for measures to improve housing and neighborhood quality.

The feasibility and relative need for urban renewal in different areas will influence project selection. The nature of specific projects will depend on elements affecting the long term development of the city, the needs of the neighborhood and the condition of the structures within it, as developed in detailed studies and plans. A time schedule for undertaking urban renewal projects on a city-wide basis should be developed.

Finally, it should be emphasized that the result of the scoring system used in this study is a generalization which emphasizes the overall picture but omits the details. Only field investigation and detailed studies in each neighborhood will reveal needs and conditions accurately within each area. This study shows the possible extent of an urban renewal program in San Francisco and can be used as a guide in the selection of areas for further studies leading to the preparation of urban renewal plans.

HOUSING AND NEIGHBORHOOD CONDITIONS

CLASSIFICATION OF AREAS FOR URBAN RENEWAL

AREAS SUITABLE FOR:

REDEVELOPMENT

REHABILITATION

CONSERVATION

STABLE AREA

RESIDENTIAL COMMUNITY AREA – WORKING AREA BOUNDARY

2

SAN   FRANCISCO   DEPARTMENT   OF   CITY   PLANNING
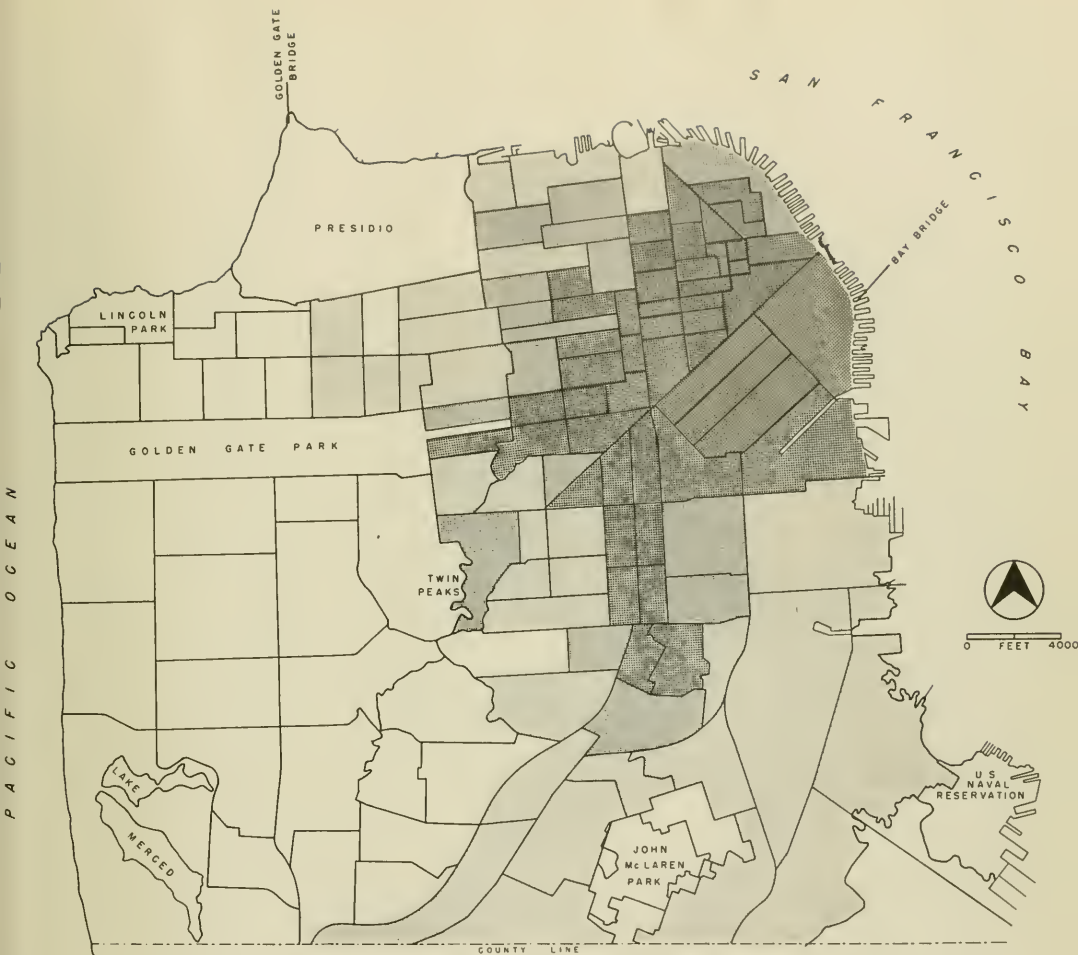
HOUSING AND NEIGHBORHOOD CONDITIONS

STRUCTURAL CHARACTERISTICS

FRONT AND REAR YARDS

THE DARKER THE SHADING
THE LESS THE SETBACK
FROM FRONT AND REAR
LOT LINES. (BY CENSUS
TRACT)

Source: see text

3

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
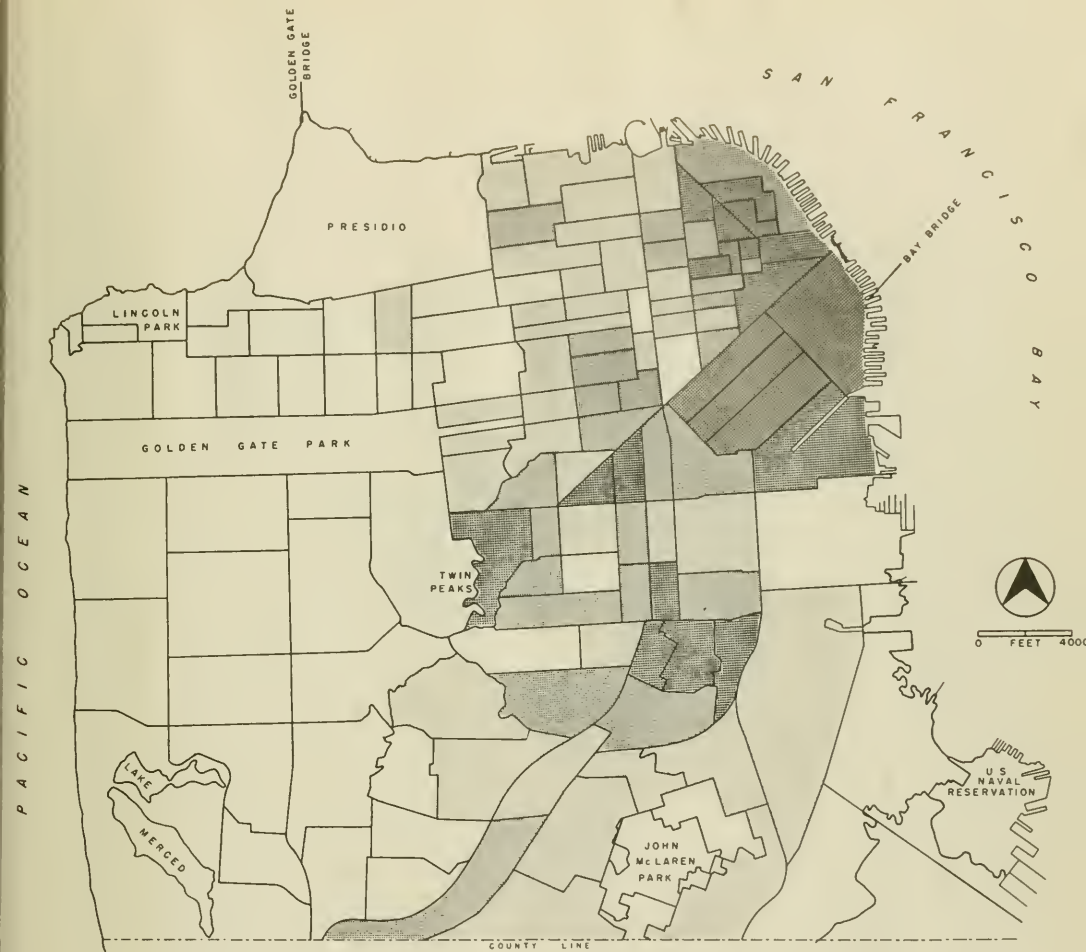
HOUSING AND NEIGHBORHOOD CONDITIONS

STRUCTURAL CHARACTERISTICS

LOT SIZE AND SHAPE

THE DARKER THE SHADING THE
GREATER THE PRESENCE OF
LOTS LESS THAN 25 FEET WIDE,
100 FEET DEEP OR EXCESSIVELY
DEEP. (BY CENSUS TRACT)

Source: see text

4

HOUSING AND NEIGHBORHOOD CONDITIONS

STRUCTURAL CHARACTERISTICS

DETERIORATION RATE

SHADINGS FROM LIGHT TO DARK
SHOW SUCCESSIVELY GREATER
PRESENCE OF STRUCTURAL TYPES
THAT HAVE A TENDENCY TO
FALL INTO DISREPAIR.
(BY CENSUS TRACT)

Source: See text

5

Map labels: GOLDEN GATE BRIDGE · SAN FRANCISCO BAY · PRESIDIO · LINCOLN PARK · BAY BRIDGE · GOLDEN GATE PARK · PACIFIC OCEAN · TWIN PEAKS · LAKE MERCED · JOHN McLAREN PARK · U.S. NAVAL RESERVATION · COUNTY LINE · 0 FEET 4000
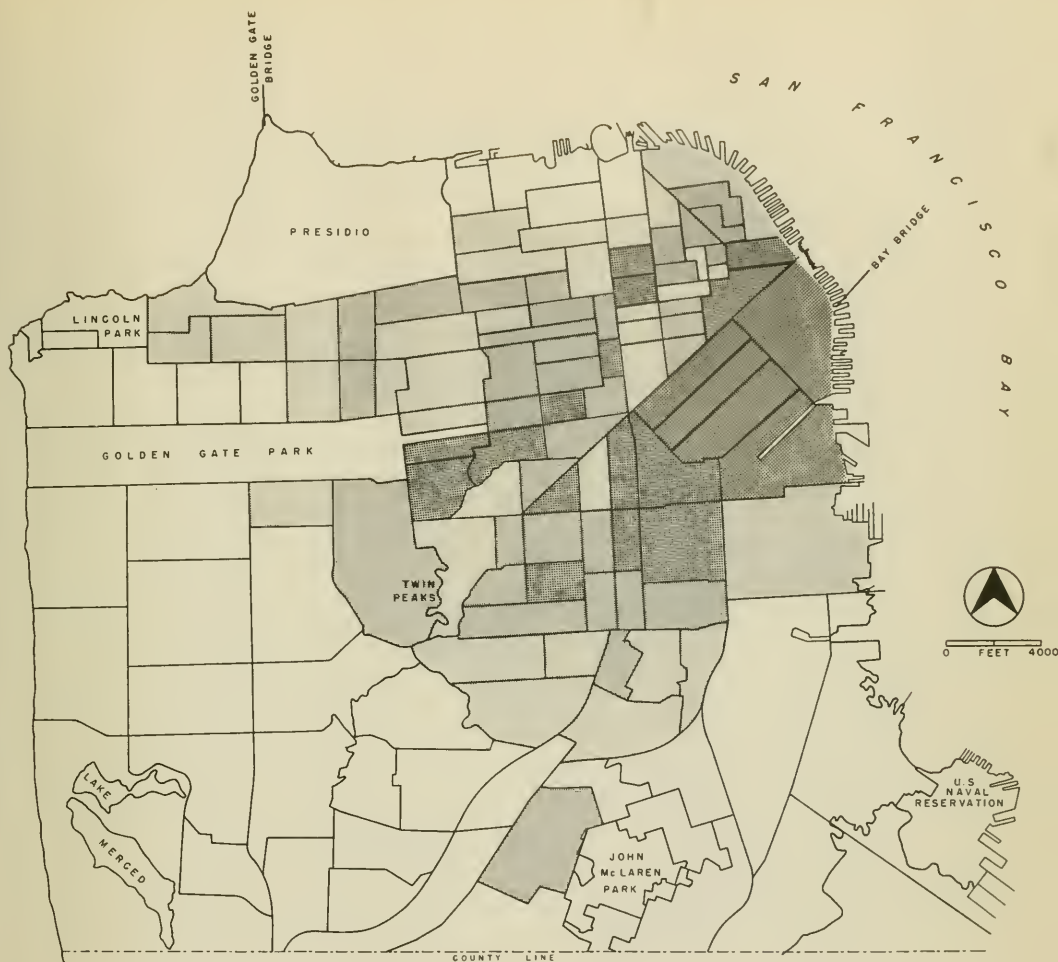
HOUSING AND NEIGHBORHOOD CONDITIONS

STRUCTURAL CHARACTERISTICS

AGE OF DWELLING UNITS

PER CENT OF DWELLING
UNITS ERECTED IN 1919
OR EARLIER.
(BY CENSUS TRACT)

Source: 1950 Census of Population

	0 - 33 %
	34 - 67 %
	68 - 83 %
	84 - 100 %

6

PACIFIC OCEAN

GOLDEN GATE BRIDGE

SAN FRANCISCO BAY

PRESIDIO

LINCOLN PARK

GOLDEN GATE PARK

TWIN PEAKS

BAY BRIDGE

LAKE MERCED

JOHN McLAREN PARK

U.S. NAVAL RESERVATION

COUNTY LINE

0 FEET 400
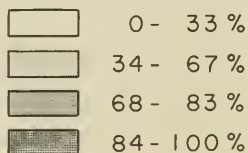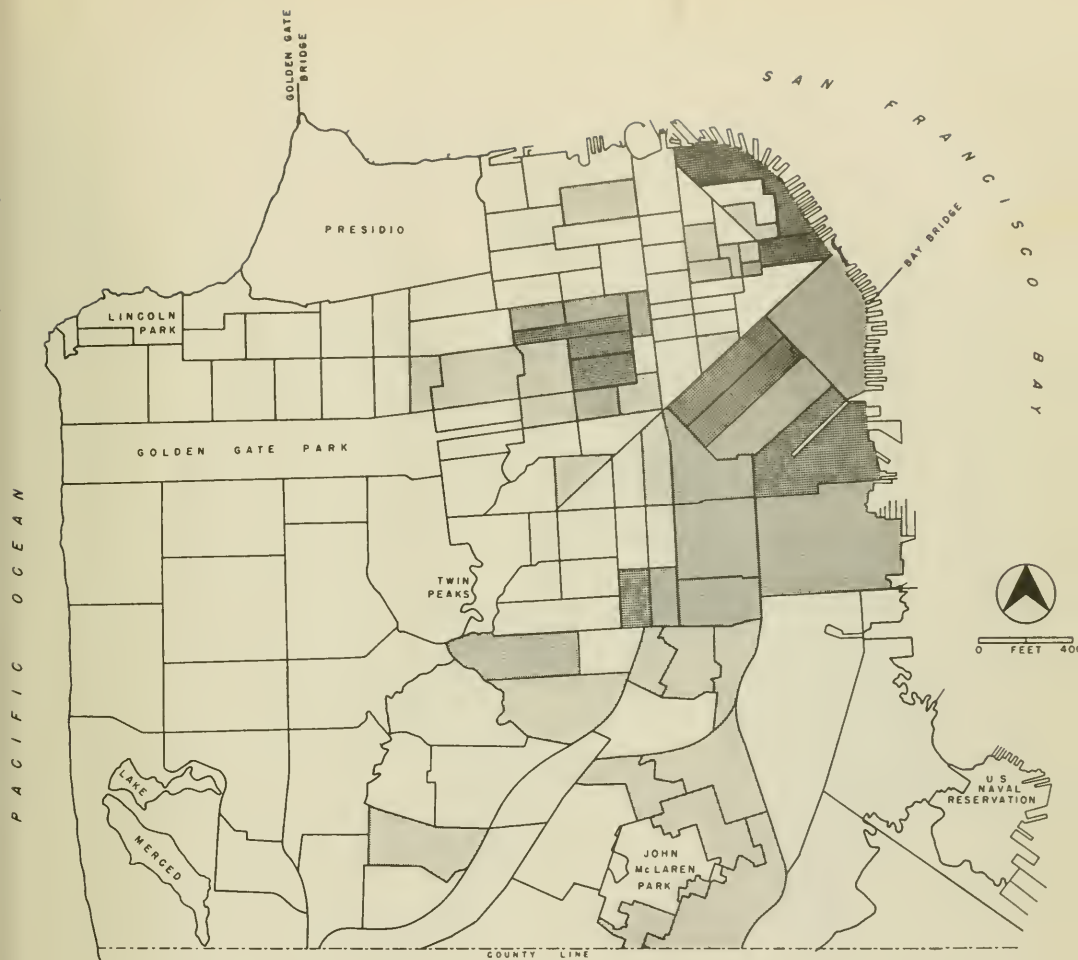
HOUSING AND NEIGHBORHOOD CONDITIONS

STRUCTURAL CHARACTERISTICS

DILAPIDATION

PER CENT OF DWELLING
UNITS DILAPIDATED OR
WITHOUT RUNNING WATER
(BY CENSUS TRACT)

Source: 1950 Census of Population.

	0- 2%
	3- 5%
	6- 9%
	10-25%

7
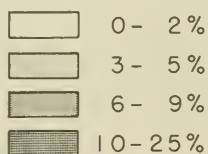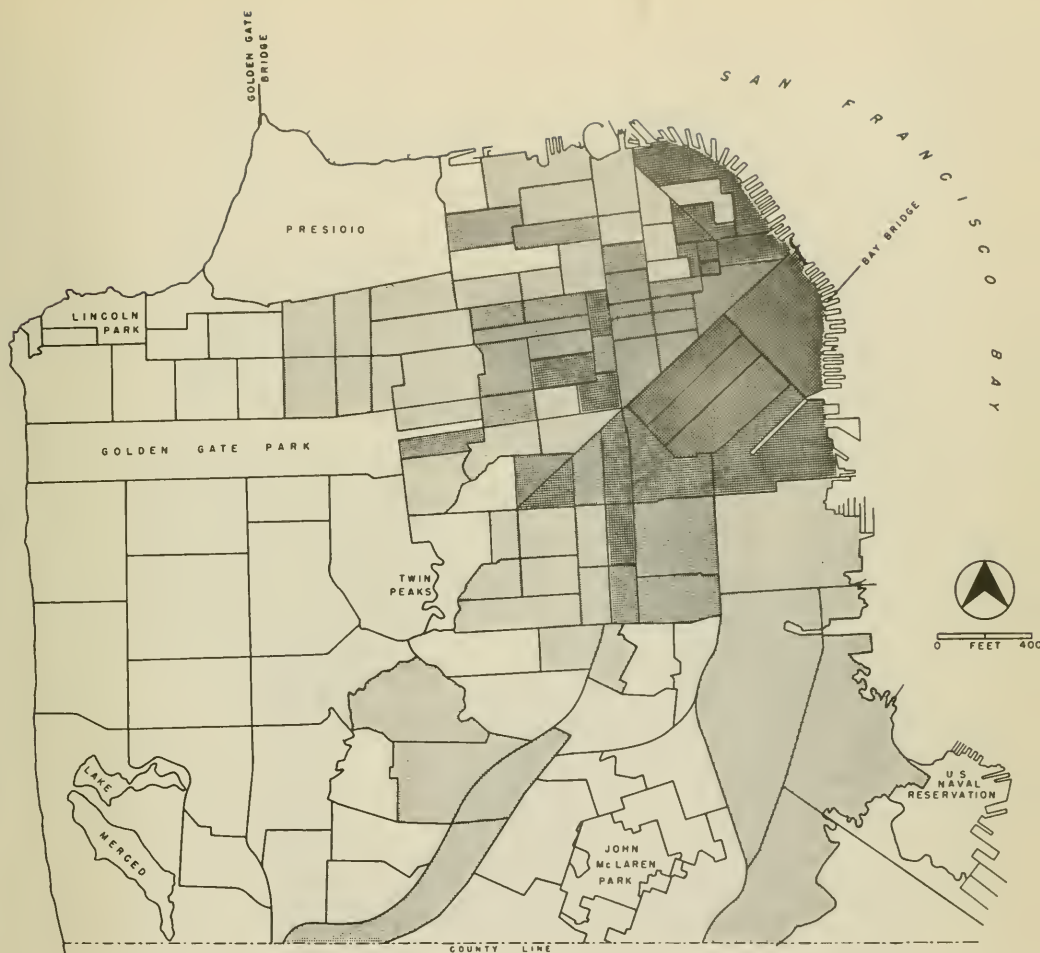
HOUSING AND NEIGHBORHOOD CONDITIONS

NEIGHBORHOOD CHARACTERISTICS

MIXED LAND USE

THE DEGREE OF INTERMIXTURE
OF COMMERCIAL AND INDUSTRIAL
USES WITH RESIDENTIAL USES
(BY CENSUS TRACT)

Source: see text

SLIGHT

MODERATE

CONSIDERABLE

EXTREME

8

GOLDEN GATE
BRIDGE

S A N   F R A N C I S C O   B A Y

PRESIDIO

BAY BRIDGE

LINCOLN
PARK

GOLDEN   GATE   PARK

P A C I F I C   O C E A N

TWIN
PEAKS

FEET   4000

LAKE

MERCED

U.S.
NAVAL
RESERVATION

JOHN
McLAREN
PARK

COUNTY LINE
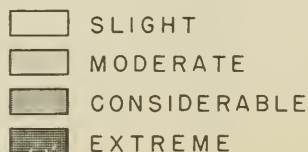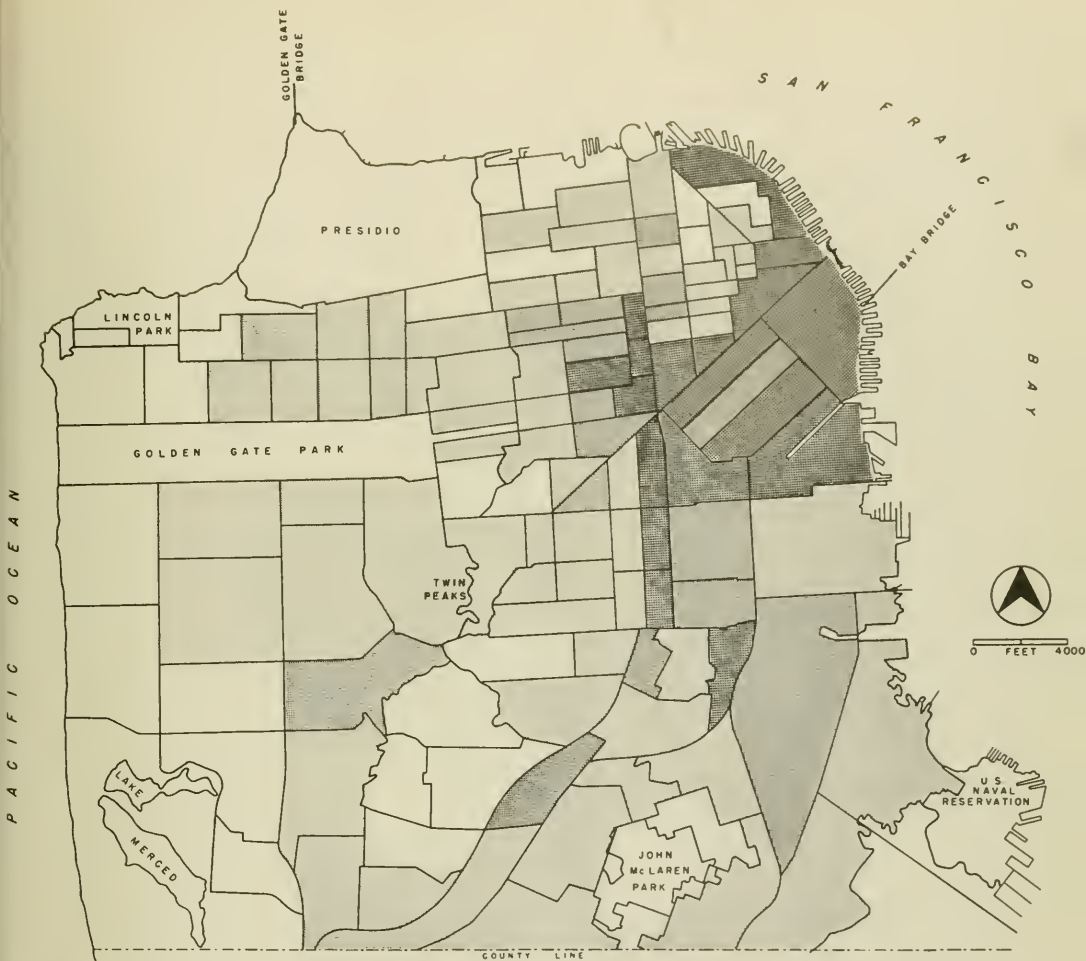
HOUSING   AND   NEIGHBORHOOD   CONDITIONS

NEIGHBORHOOD   CHARACTERISTICS

TRAFFIC ACCIDENTS

NUMBER OF ACCIDENTS
PER HUNDRED POPULATION
(BY CENSUS TRACT)

Source   Police Dept. Traffic Accident Statistics 1950

0 - 1.00

1.01 - 2.20

2.21 - 3.40

over   3.40

9
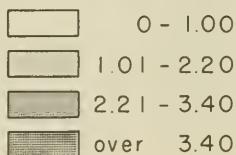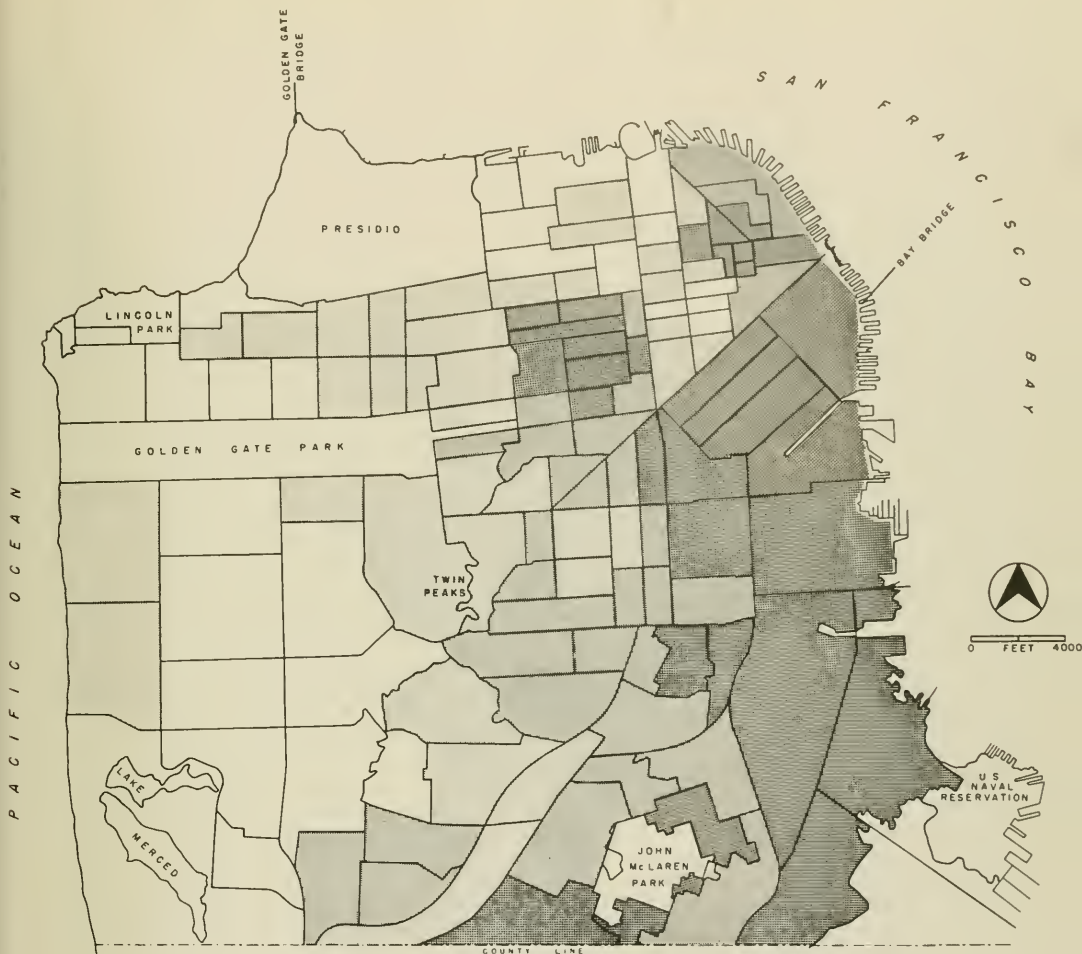
HOUSING AND NEIGHBORHOOD CONDITIONS

OCCUPANCY CHARACTERISTICS

OVERCROWDING

PER CENT OF DWELLING
UNITS WITH MORE THAN
ONE PERSON PER ROOM
(BY CENSUS TRACT)
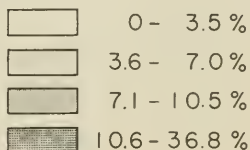
Source: 1950 Census of Population

0 - 3.5 %

3.6 - 7.0 %

7.1 - 10.5 %

10.6 - 36.8 %

10
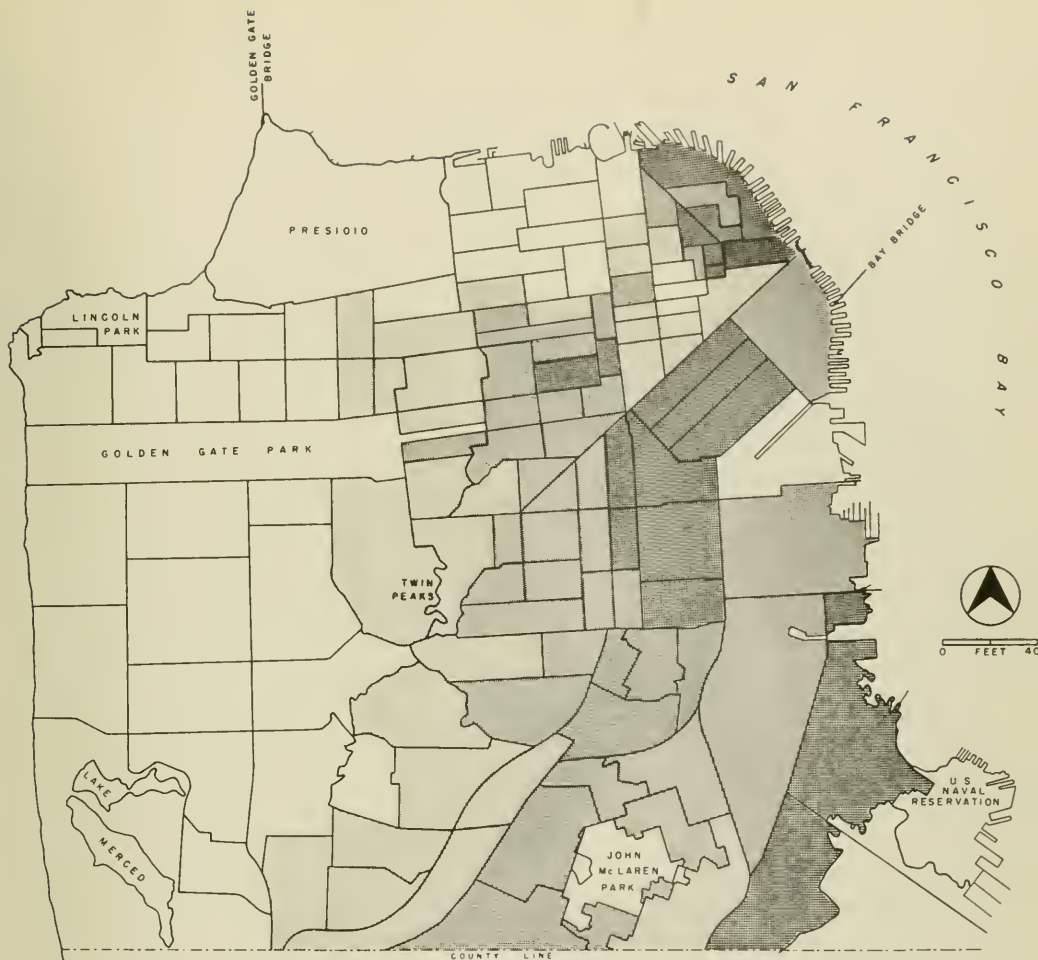
OCCUPANCY CHARACTERISTICS

MONTHLY RENT

RENTAL UNITS WITH RENT
UNDER $40.00 (BY CENSUS
TRACT)

Source: 1950 Census of Population

☐ 0-32%
☐ 33-51%
▨ 52-70%
▨ 71-90%

11

GOLDEN GATE BRIDGE

PRESIDIO

LINCOLN PARK

GOLDEN GATE PARK

TWIN PEAKS

LAKE MERCED

JOHN McLAREN PARK

PACIFIC OCEAN

SAN FRANCISCO BAY

BAY BRIDGE

U.S. NAVAL RESERVATION

0 FEET 4000

COUNTY LINE
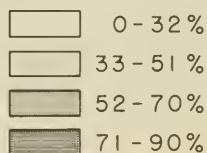
HOUSING AND NEIGHBORHOOD CONDITIONS

OCCUPANCY CHARACTERISTICS

TUBERCULOSIS

NUMBER OF CASES
PER 1,000 POPULATION
(BY CENSUS TRACT)
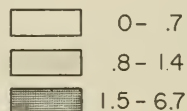
Source   San Francisco Department of Public Health
Tuberculosis Statistics 1950, 1951, 1952

0 - .7
.8 - 1.4
1.5 - 6.7

12

HOUSING AND NEIGHBORHOOD CONDITIONS

OCCUPANCY CHARACTERISTICS

INCOME

NUMBER OF HOUSEHOLDS		TO 163
PER 1,000 HOUSEHOLDS		164–270
WITH INCOMES OVER $5,000		271–410
(BY CENSUS TRACT)		411–626

Source: 1950 Census of Population.

13

GOLDEN GATE BRIDGE

SAN FRANCISCO BAY

PRESIDIO

BAY BRIDGE

LINCOLN PARK

PACIFIC OCEAN

GOLDEN GATE PARK

TWIN PEAKS

LAKE MERCED

U S NAVAL RESERVATION

JOHN McLAREN PARK

0 FEET 4000

COUNTY LINE
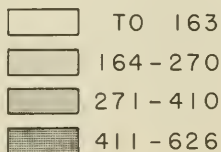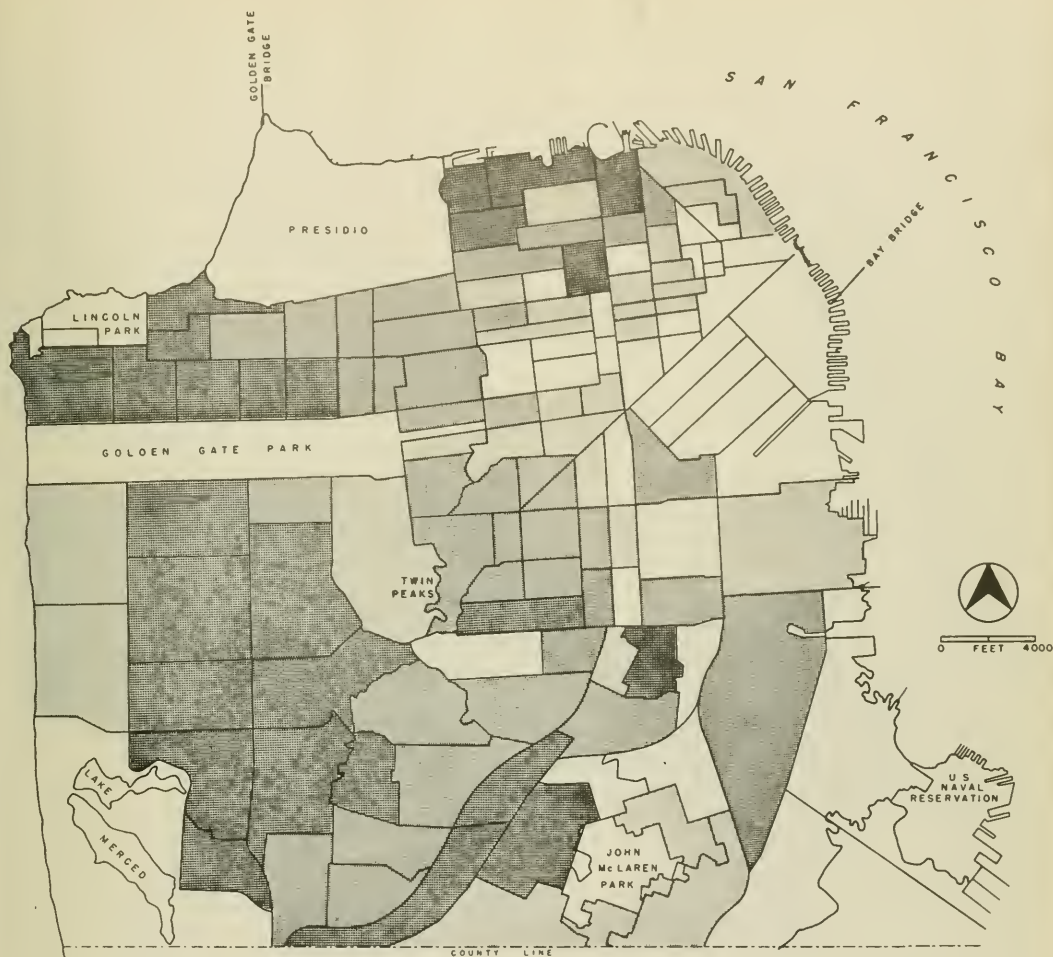
HOUSING AND NEIGHBORHOOD CONDITIONS

OCCUPANCY CHARACTERISTICS

VOTING

PER CENT OF POPULATION OVER
21 VOTING IN 1950. (AN INDICA-
TION OF CITIZEN INTEREST)
(BY CENSUS TRACT)

Source. Registror of Voters
1950 Census of Population

16-44%
45-51%
52-59%
60-75%

14
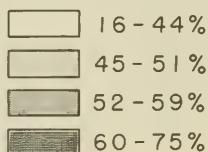
HOUSING AND NEIGHBORHOOD CONDITIONS

OCCUPANCY CHARACTERISTICS

OWNER OCCUPANCY

PER CENT OF DWELLING
UNITS OWNER OCCUPIED
(BY CENSUS TRACT)

Source: 1950 Census of Population.
Not scored in index.

☐ 0-21%

▨ 22-39%

▨ 40-75%

▨ 76-94%

15
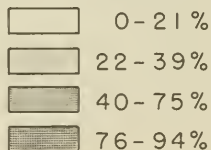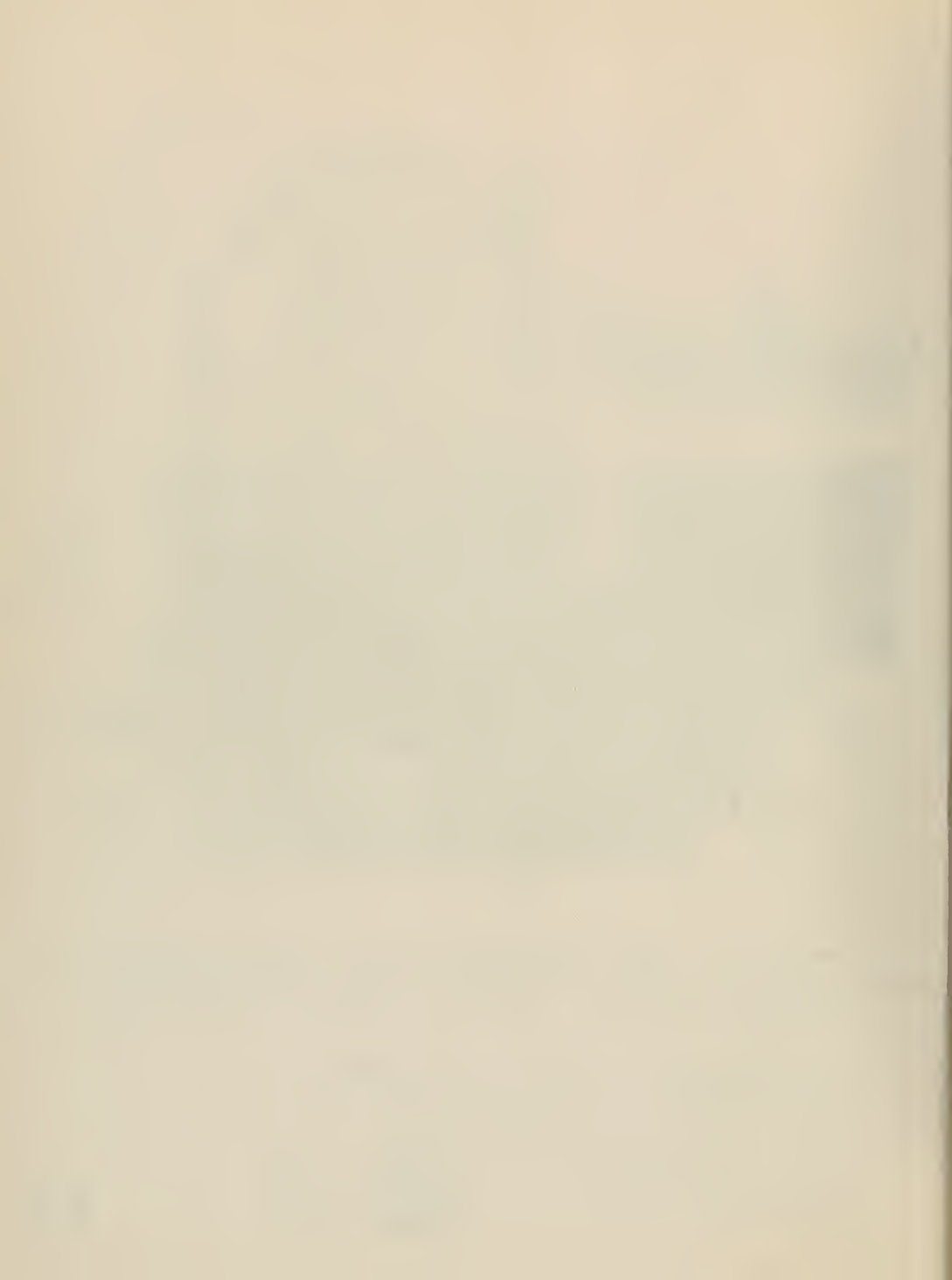
Structural characteristics

1. Front and rear yards (Plate 3)

Source: "Redevelopment Opportunities in San Francisco", an un-published joint staff report of the San Francisco Redevelopment Agency and San Francisco Department of City Planning, 1949.   Land use maps, master plan studies, topographical maps, aerial surveys, and the 1947 Bay Area Metropolitan Traffic Survey were the original sources for this unpublished report.

Scoring: Setbacks were used as an indicator of lot coverage. The source gave a penalty of 2 points for absence of setbacks from front lot lines or rear lot lines, and a penalty of 4 for both. This study used the average of the block scores for each census tract.

Reading	Penalty points
Average of block scores	
0	0
.01 - .80	1
.81 - 1.60	2
1.61 - 2.40	3
2.41 - 3.20	4
3.21 - 4.00	5

2. Lot size and shape (Plate 4)

Source: "Redevelopment Opportunities in San Francisco."

Scoring: The source gave a penalty of one to each block with an excessive number of lots less than 25 feet wide or 100 feet deep, or with depth more than five times width. Block scores were averaged for each census tract for the present study.

Reading	Penalty points
Average of block scores	
0	0
.01 - .20	1
.21 - .40	2
.41 - .60	3
.61 - .80	4
.81 - 1.00	5

3. Deterioration rate (Plate 5)

Source: Derived from 1939 Real Property Survey by the Works Projects Administration; 1950 Census of Population.

Scoring: The purpose was to rate tracts on the basis of the record of structural types which have a tendency to fall into disrepair. The 1939 Real Property Survey enumerated total dwelling units constructed in San Francisco by four year intervals from 1885 to 1939. A deterioration rate factor was obtained for each type and time period by graphing scores, by four year intervals, consisting of the number in need of minor repairs, plus twice the number in need of major repairs, plus three times the number unfit for use. Using 1950 Census data on year built and type of structure, a deterioration rate was calculated for each tract using the deterioration rate factors for the two dominant structural types for the two decades of greatest building.

Reading	Penalty points
0 - 64	0
65 - 128	1
129 - 192	2
193 - 256	3
257 - 320	4
321 - 384	5

4. Age of dwelling units (Plate 6)

Source: 1950 Census of Population.

Scoring: The percentage of dwelling units erected in 1919 or earlier was scored.

Reading	Penalty points
% of d.u. erected 1919 or earlier	
0 - 16	0
17 - 33	1
34 - 50	2
51 - 67	3
68 - 83	4
84 - 100	5

5. Dilapidation (Plate 7)

Source: 1950 Census of Population

Scoring: The per cent of dwelling units, of the total, listed under the heading "no running water or dilapidated" was scored. "No running water" refers to dwelling units with piped running water only outside the structure, a condition virtually nonexistent in San Francisco. Therefore this item refers almost entirely to dilapidation. A dwelling unit is "dilapidated" when it is rundown or neglected, or is of inadequate original construction.

Reading	Penalty points
% of d.u. with no running water or dilapidated	
under 1	0
1 - 2	1
3 - 5	2
6 - 9	3
10 - 25	4

6. Lot area, single family houses (no plate)

Source: "Existing Land Use in San Francisco -- 1948", Planning Monograph #10, San Francisco Department of City Planning; 1950 Census of Population.

Scoring: The area in use by single family houses, from Planning Monograph #10, was divided by the number of single family dwellings, from the 1950 Census, to get the average lot area for each census tract. Penalties were given for average lot sizes for single family houses below the minimum lot size, 2640 square feet.

Reading	Penalty points
Average sq. ft. of lot area per single family dwelling	
2501 - 2640	1
2001 - 2500	2
1501 - 2000	3
1000 - 1500	4
less than 1000	5

7. Lot area, large apartments (no plate)

Source: Planning Monograph #10; 1950 Census of Population.

Scoring: The area in use by 5 to 20 unit apartment structures, from Planning Monograph #10, was divided by the number of dwelling units in this kind of structure, from the 1950 Census, to get the average lot area per unit. Census tracts with averages of 300 square feet or less per unit received penalties.

Reading	Penalty points
Average sq. ft. of lot area per unit	
201 – 300	1
150 – 200	2
less than 150	3

Neighborhood characteristics

1. Mixed land use (Plate 8)

Source: "Redevelopment Opportunities in San Francisco."

Scoring: From land use maps, the source rated the degree of inter-mixture of commercial and industrial uses with residential uses by block. The tract average of block scores was used in this study.

Reading		Penalty points
Average of block scores		
under .25) Slight		0
.25 – 1.40)		1
1.41 – 2.55) Moderate		2
2.56 – 3.70)		3
3.71 – 4.85) Considerable		4
4.86 – 6.00)		5
6.01 – 7.15) Extreme		6
7.16 – 8.25)		7

2. <u>Traffic accidents</u> (Plate 9)

<u>Source</u>: Police Department, traffic accident statistics, 1950.

<u>Scoring</u>: The ratio of pedestrian and vehicular accidents to total resident tract population was scored.

Reading	Penalty points
Accidents per 100 population	
0 - 1.00	0
1.01 - 1.60	1
1.61 - 2.20	2
2.21 - 2.80	3
2.81 - 3.40	4
3.41 - 4.00	5
More than 4.00	6

3. <u>Block size and shape</u> (no plate)

<u>Source</u>: "Redevelopment Opportunities in San Francisco."

<u>Scoring</u>: The source gave a penalty of one to each block of irregular size and shape which resulted in small, odd-shaped and irregular lots, observed from land use maps. Block scores were averaged by census tract for this study.

Reading	Penalty points
Average of block scores	
0 - .01	0
.02 - .15	1
.16 - .32	2
.33 - .48	3
.49 - .64	4
.65 - .80	5
.81 - 1.00	6

4. <u>Neighborhood facilities</u> (no plate)

<u>Source</u>: "Redevelopment Opportunities in San Francisco."

<u>Scoring</u>: The source rated neighborhoods on the basis of inadequate or poor location of parks and playgrounds, schools, libraries, and neighborhood shopping facilities, scoring 3 points for deficiencies in all of these, 2 for deficiencies in any three, and one for deficiencies in one or two. These scores were adjusted to apply to census tracts.

<u>Reading</u>	<u>Penalty points</u>
Average tract score	
0 - .60	0
.61 - 1.20	1
1.21 - 1.80	2
1.81 - 2.40	3
2.41 - 3.00	4

5. <u>Traffic conditions</u> (no plate)

<u>Source</u>: "Redevelopment Opportunities in San Francisco."

<u>Scoring</u>: From data from the 1947 Bay Area Metropolitan Traffic Survey, the source penalized neighborhoods up to 3 points for large volumes of traffic on through streets, presence of major arteries, and heavy volume of transit. These neighborhood scores were adjusted to apply to census tracts.

<u>Reading</u>	<u>Penalty points</u>
Average tract score	
0	0
.01 - .75	1
.76 - 1.25	2
1.26 - 2.99	3
3.00	4

6. <u>Street pattern</u> (no plate)

    <u>Source</u>: "Redevelopment Opportunities in San Francisco."

    <u>Scoring</u>: From land use and topographic maps, the source penalized neighborhoods up to 2 points for street pattern improperly related to topography, resulting in odd-shaped lots and blocks, unpaved streets or streets with a grade of 15 per cent or more. These scores were adjusted to apply to census tracts.

Reading	Penalty points
Average tract score	
0	0
.01 - .50	1
.51 - 1.00	2
1.01 - 1.50	3
1.51 - 2.00	4

Occupancy characteristics

1. <u>Overcrowding</u> (Plate 10)

    <u>Source</u>: 1950 Census of Population

    <u>Scoring</u>: Tracts were scored for the proportion of dwelling units with 1.01 or more persons per room.

Reading	Penalty points
% of d.u. with 1.01 or more persons per room	
0 - 3.5	0
3.6 - 7.0	1
7.1 - 10.5	2
10.6 - 14.0	3
14.1 - 36.8	4

2. Monthly rent (Plate 11)

Source: 1950 Census of Population

Scoring: Percentage of rental units with monthly rent under $40 was scored. Forty dollars was the median monthly rent in San Francisco as reported by the 1950 Census. (Rent decontrol has since occurred.)

Reading	Penalty points
% of rentals under $40	
0 – 12	0
13 – 32	1
33 – 51	2
52 – 70	3
71 – 90	4

3. Tuberculosis (Plate 12)

Source: San Francisco Department of Public Health, tuberculosis statistics, 1950, 1951, 1952.

Scoring: The three year average of tuberculosis cases reported per 1000 population was scored, by census tract. Although tuberculosis can occur at any income level, its occurrence is greater in areas of low income and poor housing.

Reading	Penalty points
Cases per 1000 population	
0 – .2	0
.3 – .7	1
.8 – 1.4	2
1.5 – 6.7	3

4. <u>Non-white population</u> (no plate)

    <u>Source</u>: 1950 Census of Population

    <u>Scoring</u>: Non-white percentage of total population was scored. Non-white occupancy is high in areas of poor housing. The median for the city is 2.4 per cent and the average is 11.7.

Reading	Penalty points
Non-white, % of total	
0 - 2.4	0
2.5 - 11.6	1
11.7 - 29.6	2
29.7 - 98.7	3

5. <u>New residents</u> (no plate)

    <u>Source</u>: 1950 Census of Population

    <u>Scoring</u>: The per cent of the total of new residents, reported with a 1949 residence in a different county or abroad, was scored. The median for the city is 5.4 per cent. This item identifies areas with newcomers or transients and a high turnover of residential occupancy.

Reading	Penalty points
New residents, % of total	
0 - 5.4	0
5.5 - 7.2	1
7.3 - 44.4	2

6. Income (Plate 13)

Source: 1950 Census of Population

Scoring: Number of annual incomes over $5000 per 1000 households was scored. The range by census tract was from 19 to 626 per 1000 as shown on Plate 13. Penalties were assigned only to tracts below the city median, 201 per 1000.

Reading	Penalty points
Incomes over $5000 per 1000 households	
201 (city median) or over	0
164 – 200	1
128 – 163	2
92 – 127	3
56 – 91	4
19 – 55	5

7. Voting (Plate 14)

Source: Registrar of Voters; 1950 Census of Population

Scoring: Percentage of the population over 21 which voted on San Francisco bond issues in the 1950 general election was scored as a measure of citizen interest in the physical condition of the community. The range by census tract was from 16 to 75 per cent, as shown on Plate 14. Penalties were assigned for anything under the city median, 52 per cent.

Reading	Penalty points
% of population over 21 voting	
Over 51	0
45 – 51	1
38 – 44	2
31 – 37	3
24 – 30	4
16 – 23	5
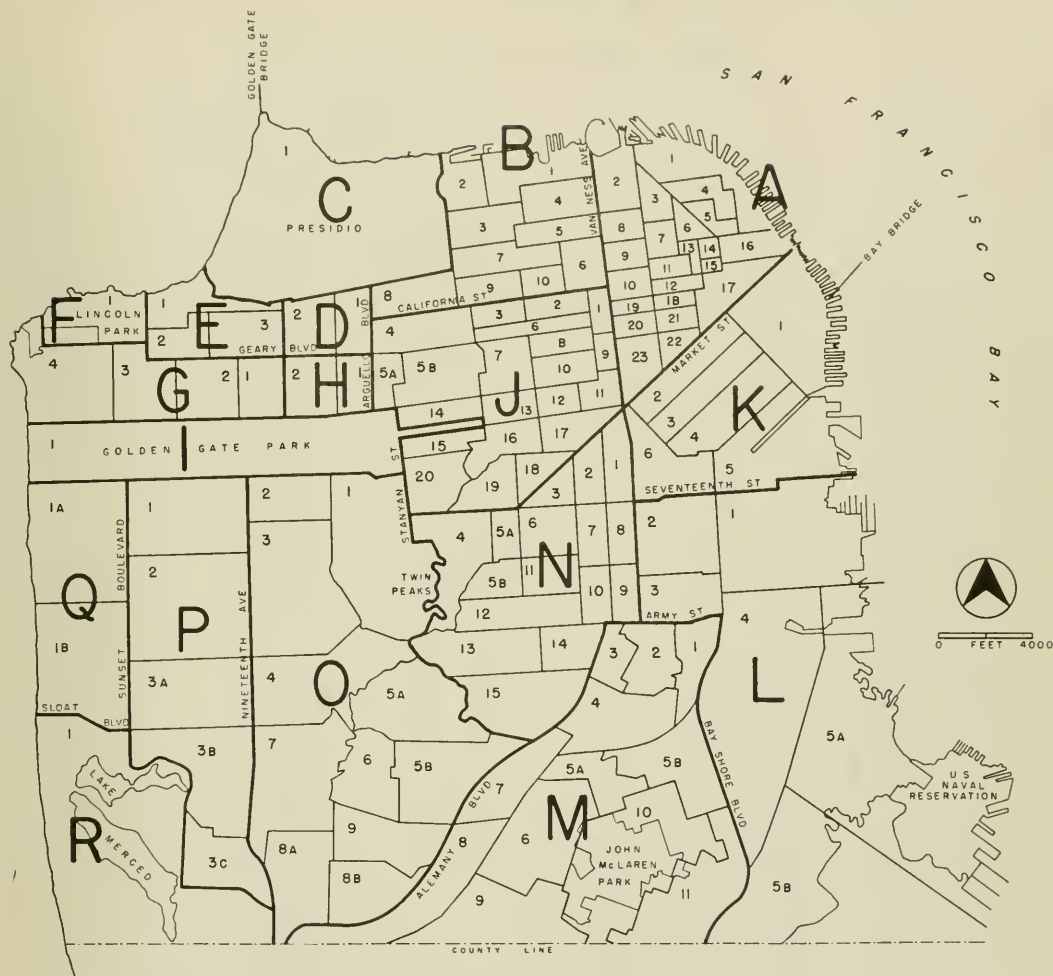
HOUSING AND NEIGHBORHOOD CONDITIONS

CENSUS TRACTS

16

STRUCTURAL CHARACTERISTICS - PENALTY SCORES

Item & Maximum Penalty:
- A   Front and rear yards 5
- B   Lot size and shape 5
- C   Deterioration rate 5
- D   Age of dwelling units 5
- E   Dilapidation 4
- F   Lot area, single family houses 5
- G   Lot area, large apartments 3

Census Tract	No. of Dwelling Units	A	B	C	D	E	F	G	Total
A - 1	552	4	4	4	3	4	5	0	24
A - 2	2,270	3	3	4	1	1	0	0	12
A - 3	1,851	5	5	5	3	1	3	0	22
A - 4	2,166	5	5	5	4	1	3	0	23
A - 5	1,321	5	5	5	4	2	5	0	26
A - 6	1,313	5	5	5	4	1	5	0	25
A - 7	2,145	5	4	5	4	2	2	1	23
A - 8	2,366	5	4	5	3	1	3	0	21
A - 9	2,446	5	4	5	5	1	5	0	25
A - 10	2,435	5	2	5	5	1	5	0	23
A - 11	1,872	5	5	5	4	2	3	0	24
A - 12	3,204	5	4	5	3	0	5	0	22
A - 13	1,829	5	5	4	3	2	5	3	27
A - 14	1,982	5	5	4	4	2	0	3	23
A - 15	1,097	5	4	3	3	3	0	3	21
A - 16	344	5	5	5	5	4	0	0	24
A - 17	764	5	5	5	5	0	0	0	20
A - 18	2,297	5	4	5	4	0	0	1	19
A - 19	1,900	5	3	4	3	1	0	1	17
A - 20	3,140	5	3	4	3	0	5	1	21
A - 21	1,948	5	2	5	4	1	5	0	22
A - 22	1,227	5	4	5	4	2	0	0	20
A - 23	2,068	5	1	5	3	0	5	0	19
B - 1	2,932	3	2	2	0	0	0	0	7
B - 2	2,149	2	2	3	0	0	3	0	10
B - 3	2,274	4	4	3	2	1	0	0	14
B - 4	3,240	4	2	3	1	2	4	0	16
B - 5	2,255	4	2	5	3	1	0	0	15
B - 6	2,776	4	2	4	2	0	0	0	12
B - 7	1,775	3	2	4	2	0	0	0	11
B - 8	2,082	2	1	5	4	1	0	0	13
B - 9	2,075	4	1	5	4	1	0	0	15
B - 10	1,571	5	2	5	4	1	1	0	18
D - 1	1,575	1	2	4	4	1	0	0	12
D - 2	2,056	2	1	4	3	0	0	0	10
E - 1	956	0	0	3	2	1	0	0	6
E - 2	1,500	0	1	3	2	1	0	1	8
E - 3	2,591	0	1	4	3	1	0	0	9

STRUCTURAL CHARACTERISTICS - PENALTY SCORES

Item & Maximum Penalty:

A	Front and rear yards	5
B	Lot size and shape	5
C	Deterioration rate	5
D	Age of dwelling units	5
E	Dilapidation	4
F	Lot area, single family houses	5
G	Lot area, large apartments	3

Census Tract	No. of Dwelling Units	A	B	C	D	E	F	G	Total
G - 1	2,003	0	1	3	1	0	0	0	5
G - 2	2,699	0	1	3	1	1	0	0	6
G - 3	2,330	0	1	2	0	1	0	0	4
G - 4	3,008	1	1	2	0	1	0	0	5
H - 1	1,644	2	1	4	4	1	0	0	12
H - 2	2,450	2	1	3	3	1	0	1	11
J - 1	1,221	5	1	5	4	3	5	0	23
J - 2	2,075	5	3	5	4	3	4	0	24
J - 3	1,317	4	3	5	3	3	3	0	21
J - 4	2,166	2	1	3	2	1	1	0	10
J - 5	2,829	3	1	2	2	2	1	0	11
J - 6	2,195	4	3	3	4	4	5	0	23
J - 7	4,125	4	3	5	4	2	5	1	24
J - 8	2,612	5	4	5	4	4	5	1	24
J - 9	1,704	5	2	5	5	1	5	0	23
J - 10	3,063	5	4	5	4	4	5	1	28
J - 11	2,087	5	4	5	4	2	5	1	26
J - 12	2,191	5	4	5	5	3	4	1	27
J - 13	2,089	5	2	5	4	2	4	0	22
J - 14	2,303	4	2	5	3	1	4	1	20
J - 15	2,882	5	2	5	5	1	5	1	24
J - 16	2,559	5	3	5	5	1	2	1	22
J - 17	3,613	5	4	5	4	1	5	1	25
J - 18	1,571	4	3	5	4	2	5	0	23
J - 19	1,346	3	4	3	3	1	2	0	16
J - 20	3,580	2	2	5	5	1	1	1	17
K - 1	431	5	5	5	5	3	5	0	28
K - 2	1,210	5	5	5	5	4	5	1	30
K - 3	1,857	5	5	5	5	4	5	0	29
K - 4	515	5	5	5	5	3	5	0	28
K - 5	10	5	5	5	5	4	-	0	24
K - 6	926	5	4	5	5	3	4	0	26
L - 1	3,469	3	1	2	3	3	0	0	22
L - 2	3,388	4	2	5	5	3	2	0	21
L - 3	2,815	4	4	5	4	3	2	0	22
L - 4	3,881	2	2	1	1	1	1	0	8
L - 5	8,543	2	1	1	0	1	1	0	6
M - 1	742	3	5	4	3	2	1	1	19
M - 2	1,847	5	5	3	3	2	2	1	21

STRUCTURAL CHARACTERISTICS - PENALTY SCORES

Item & Maximum Penalty:

A	Front and rear yards	5
B	Lot size and shape	5
C	Deterioration rate	5
D	Age of dwelling units	5
E	Dilapidation	4
F	Lot area, single family houses	5
G	Lot area, large apartments	3

Census Tract	No. of Dwelling Units	A	B	C	D	E	F	G	Total
M - 3	1,486	5	5	4	4	2	4	0	24
M - 4	2,838	4	4	3	3	1	2	0	17
M - 5	3,264	3	3	0	1	2	0	0	9
M - 6	3,723	3	2	3	4	0	1	0	13
M - 7	2,386	3	3	2	1	1	0	0	10
M - 8	2,888	3	4	1	1	1	1	0	11
M - 9	2,958	2	3	1	0	1	0	0	7
M - 10	1,266	1	1	0	0	2	2	0	6
M - 11	2,775	2	2	1	1	2	1	0	9
N - 1	1,543	5	4	5	5	2	5	0	26
N - 2	2,352	5	5	4	3	1	5	0	23
N - 3	1,290	5	5	5	5	1	3	0	24
N - 4	1,722	4	5	3	3	1	0	0	16
N - 5	2,418	3	4	4	4	1	0	1	17
N - 6	2,234	3	2	4	4	1	0	1	15
N - 7	2,454	5	4	5	4	1	5	0	24
N - 8	2,113	5	3	5	5	1	2	0	21
N - 9	1,834	5	5	5	4	3	3	2	27
N - 10	1,863	5	4	5	4	4	4	1	27
N - 11	1,738	3	1	4	5	1	0	0	14
N - 12	2,398	3	4	4	4	1	0	0	16
N - 13	640	1	1	2	2	3	2	0	11
N - 14	2,083	4	3	3	3	1	2	0	16
N - 15	2,064	3	4	4	3	2	0	0	16
O - 1	2,323	1	0	4	4	1	1	0	11
O - 2	2,825	0	0	3	2	1	0	1	7
O - 3	4,064	0	0	1	0	0	0	0	1
O - 4	2,731	0	0	2	0	0	0	1	3
O - 5	3,373	1	2	1	0	0	0	0	4
O - 6	1,028	0	0	3	0	0	0	0	3
O - 7	2,176	0	1	2	0	0	0	0	3
O - 8	3,239	1	1	1	1	1	0	0	5
O - 9	2,082	1	1	3	1	2	0	1	9
P - 1	4,652	0	0	1	0	0	0	2	3
P - 2	5,085	0	0	0	0	0	1	0	1
P - 3	5,349	0	0	0	0	0	0	2	2
Q - 1	8,071	0	0	0	0	1	1	0	2

NEIGHBORHOOD CHARACTERISTICS – PENALTY SCORES

Item & Maximum Penalty

A	Mixed land use	7
B	Traffic accidents	6
C	Block size and shape	6
D	Neighborhood facilities	4
E	Traffic conditions	4
F	Street pattern	4

Census Tract	No. of Dwelling Units	A	B	C	D	E	F	Total
A - 1	552	6	6	4	3	–	2	21
A - 2	2,270	2	2	1	4	4	4	17
A - 3	1,851	3	0	3	4	3	3	16
A - 4	2,166	3	0	3	2	–	2	10
A - 5	1,321	6	2	5	1	1	2	17
A - 6	1,313	6	2	4	2	2	1	17
A - 7	2,145	3	0	3	2	3	3	14
A - 8	2,366	3	3	2	3	4	4	19
A - 9	2,446	5	1	2	3	4	1	16
A - 10	2,435	5	3	1	2	4	1	16
A - 11	1,872	3	2	3	2	4	3	17
A - 12	3,204	4	2	2	1	4	4	17
A - 13	1,829	6	1	5	1	4	3	20
A - 14	1,982	7	1	6	1	4	2	21
A - 15	1,097	6	1	4	1	4	1	17
A - 16	344	6	6	6	1	4	1	24
A - 17	764	5	6	2	1	4	1	19
A - 18	2,297	4	1	1	1	4	2	13
A - 19	1,900	5	4	4	1	4	1	19
A - 20	3,140	5	2	4	1	4	1	17
A - 21	1,948	4	2	2	1	4	1	13
A - 22	1,227	4	6	2	1	4	1	18
A - 23	2,068	5	6	2	1	4	1	19
B - 1	2,932	2	0	0	0	4	1	7
B - 2	2,149	0	0	0	1	–	–	2
B - 3	2,274	4	1	1	3	2	4	15
B - 4	3,240	3	1	1	1	4	2	12
B - 5	2,255	4	1	1	1	2	2	11
B - 6	2,776	2	2	0	3	1	2	10
B - 7	1,775	1	0	1	2	2	3	9
B - 8	2,082	2	0	1	0	0	4	7
B - 9	2,075	3	1	1	1	2	2	10
B - 10	1,571	3	1	0	2	1	2	9
D - 1	1,575	3	1	0	1	4	2	11
D - 2	2,056	3	1	2	1	4	2	13
E - 1	956	0	0	0	0	0	2	2
E - 2	1,500	0	0	0	0	2	2	4
E - 3	2,591	0	1	0	0	2	2	5

Item & Maximum Penalty

A   Mixed land use 7
B   Traffic accidents 6
C   Block size and shape 6
D   Neighborhood facilities 4
E   Traffic conditions 4
F   Street pattern 4

| Census Tract | No. of Dwelling Units | Tract Penalty Scores | | | | | | |
		A	B	C	D	E	F	Total
G - 1	2,003	0	1	0	0	2	2	5
G - 2	2,699	0	1	0	0	2	2	5
G - 3	2,330	0	0	0	0	2	2	4
G - 4	3,008	1	0	1	1	2	4	9
H - 1	1,644	3	2	0	1	-	2	8
H - 2	2,450	2	2	0	1	-	2	7
J - 1	1,221	6	6	5	1	4	2	24
J - 2	2,075	4	3	1	3	4	2	17
J - 3	1,317	4	4	0	3	4	2	17
J - 4	2,166	2	2	1	1	2	2	10
J - 5	2,829	2	1	2	2	4	2	13
J - 6	2,195	4	4	1	3	4	2	18
J - 7	4,125	4	2	2	2	4	2	16
J - 8	2,612	4	3	3	1	4	2	17
J - 9	1,704	5	5	5	1	4	2	22
J - 10	3,063	6	5	2	1	4	2	20
J - 11	2,087	6	5	6	1	4	2	24
J - 12	2,191	3	3	3	1	4	2	16
J - 13	2,089	4	2	0	1	4	2	13
J - 14	2,303	3	1	0	1	4	2	11
J - 15	2,882	4	1	2	1	3	1	12
J - 16	2,559	3	1	2	1	3	1	11
J - 17	3,613	3	4	3	1	4	2	17
J - 18	1,571	4	2	4	1	4	2	17
J - 19	1,346	1	0	5	1	3	2	12
J - 20	3,580	2	0	3	1	3	2	11
K - 1	431	7	6	5	4	4	2	28
K - 2	1,210	7	6	6	4	4	2	29
K - 3	1,857	7	4	6	4	4	2	27
K - 4	515	7	6	6	4	4	2	29
K - 5	10	7	6	4	4	3	2	26
K - 6	926	7	6	4	4	4	2	27
L - 1	3,469	2	2	1	3	1	3	12
L - 2	3,388	4	4	1	4	3	3	19
L - 3	2,815	4	3	1	1	3	3	15
L - 4	3,881	2	4	2	4	2	2	16
L - 5	8,543	2	1	1	3	1	1	9
M - 1	742	1	5	6	2	1	3	18
M - 2	1,847	1	1	6	3	1	3	15

NEIGHBORHOOD CHARACTERISTICS – PENALTY SCORES

Item & Maximum Penalty

A   Mixed land use 7
B   Traffic accidents 6
C   Block size and shape 6
D   Neighborhood facilities 4
E   Traffic conditions 4
F   Street pattern 4

Census Tract	No. of Dwelling Units	A	B	C	D	E	F	Total
M – 3	1,486	3	4	6	2	1	3	19
M – 4	2,838	1	2	5	0	1	2	11
M – 5	3,264	1	1	3	1	2	2	10
M – 6	3,723	1	1	2	2	2	3	11
M – 7	2,386	2	4	4	4	3	2	19
M – 8	2,888	2	2	5	3	4	2	18
M – 9	2,958	1	1	3	2	2	1	10
M – 10	1,266	1	0	1	2	1	2	7
M – 11	2,775	1	1	2	1	1	3	9
N – 1	1,543	7	6	5	4	4	2	28
N – 2	2,352	5	2	5	1	4	1	18
N – 3	1,290	6	3	5	1	4	2	21
N – 4	1,722	1	2	5	1	3	3	15
N – 5	2,418	2	1	1	1	3	4	12
N – 6	2,234	3	1	1	1	4	4	14
N – 7	2,454	3	1	2	1	4	2	13
N – 8	2,113	6	5	4	1	4	1	21
N – 9	1,834	5	5	4	1	4	1	20
N – 10	1,863	3	2	3	1	3	1	13
N – 11	1,738	3	1	1	1	3	3	12
N – 12	2,398	2	1	2	2	1	4	12
N – 13	640	1	0	1	4	1	4	11
N – 14	2,083	3	1	1	1	2	4	12
N – 15	2,064	1	1	4	4	2	4	16
O – 1	2,323	1	1	0	1	2	2	7
O – 2	2,825	0	1	0	2	2	2	7
O – 3	4,064	0	1	0	2	1	2	6
O – 4	2,751	0	3	0	2	1	2	8
O – 5	3,373	2	0	2	1	2	4	11
O – 6	1,028	0	0	0	2	1	3	6
O – 7	2,176	1	2	2	3	1	3	12
O – 8	3,239	1	1	1	2	1	4	10
O – 9	2,082	1	0	1	2	1	4	9
P – 1	4,652	0	1	0	2	1	2	6
P – 2	5,085	0	1	0	2	1	2	6
P – 3	5,349	0	0	0	2	1	2	5
Q – 1	8,071	1	0	0	3	1	2	7

OCCUPANCY CHARACTERISTICS - PENALTY SCORES

Item & Maximum Penalty:

A	Overcrowding	4
B	Monthly rent	4
C	Tuberculosis	3
D	Non-white population	3
E	New residents	2
F	Income	5
G	Voting	5

Census Tract	No. of Dwelling Units	Tract Penalty Scores							Total
		A	B	C	D	E	F	G	
A - 1	552	2	4	3	1	2	1	1	14
A - 2	2,270	0	1	1	0	1	0	0	3
A - 3	1,851	1	3	1	1	0	0	0	6
A - 4	2,166	2	3	1	1	0	0	1	8
A - 5	1,321	4	4	3	3	0	4	3	21
A - 6	1,313	4	4	3	3	0	3	3	20
A - 7	2,145	3	2	3	3	0	0	1	12
A - 8	2,366	0	2	1	1	0	0	0	4
A - 9	2,446	1	2	2	2	1	2	2	12
A - 10	2,435	1	3	2	1	2	3	1	13
A - 11	1,872	1	1	2	3	0	0	1	8
A - 12	3,204	0	1	2	1	2	0	1	7
A - 13	1,829	4	3	3	3	0	3	3	19
A - 14	1,982	4	4	3	3	0	5	5	24
A - 15	1,097	4	4	3	3	0	5	5	24
A - 16	344	4	4	3	3	2	5	5	26
A - 17	764	2	2	2	2	2	3	2	15
A - 18	2,297	0	1	2	0	2	1	1	7
A - 19	1,900	0	2	2	0	2	4	1	11
A - 20	3,140	1	2	2	0	1	1	1	8
A - 21	1,948	0	2	2	1	2	3	2	12
A - 22	1,227	1	2	3	0	2	3	3	14
A - 23	2,068	1	2	3	0	2	4	2	14
B - 1	2,932	0	0	1	0	2	0	0	3
B - 2	2,149	0	0	0	0	0	0	0	0
B - 3	2,274	0	1	1	0	0	0	0	2
B - 4	3,240	1	1	1	0	0	0	1	4
B - 5	2,255	1	1	1	1	1	0	0	4
B - 6	2,776	0	0	1	0	2	0	0	3
B - 7	1,775	0	0	1	1	2	0	0	4
B - 8	2,082	1	1	1	1	2	0	0	6
B - 9	2,075	1	2	2	2	2	1	1	11
B - 10	1,571	1	1	2	2	2	1	2	11
D - 1	1,575	1	2	1	1	0	1	0	6
D - 2	2,056	1	1	1	0	1	0	0	4
E - 1	956	0	0	0	1	0	0	0	1
E - 2	1,500	1	1	1	0	1	0	0	4
E - 3	2,591	1	1	1	0	1	0	0	4

OCCUPANCY CHARACTERISTICS - PENALTY SCORES

Item & Maximum Penalty:

A	Overcrowding	4
B	Monthly rent	4
C	Tuberculosis	3
D	Non-white population	3
E	New residents	2
F	Income	5
G	Voting	5

Census Tract	No. of Dwelling Units	Tract Penalty Scores							Total
		A	B	C	D	E	F	G	
G - 1	2,003	0	1	1	0	1	0	0	3
G - 2	2,699	0	1	1	0	0	0	0	2
G - 3	2,330	0	1	0	0	1	0	0	2
G - 4	3,008	0	0	1	0	1	0	0	2
H - 1	1,644	1	2	1	0	0	0	0	4
H - 2	2,450	1	1	1	0	1	0	0	4
J - 1	1,221	2	3	2	1	2	4	2	16
J - 2	2,075	4	2	3	3	1	3	1	17
J - 3	1,317	4	3	3	3	0	4	0	17
J - 4	2,166	1	2	2	2	0	0	0	7
J - 5	2,829	1	2	1	2	0	0	0	6
J - 6	2,195	4	3	3	3	1	4	1	19
J - 7	4,125	4	3	3	3	1	3	2	19
J - 8	2,612	4	3	3	3	1	5	2	21
J - 9	1,704	3	4	3	1	2	5	2	20
J - 10	3,063	4	4	3	3	0	4	2	20
J - 11	2,087	2	3	3	1	2	2	1	14
J - 12	2,191	3	3	2	2	2	3	1	16
J - 13	2,089	2	3	2	1	2	2	0	12
J - 14	2,303	1	2	2	1	2	2	0	10
J - 15	2,882	2	3	2	1	2	2	1	13
J - 16	2,559	2	3	2	1	1	3	1	13
J - 17	3,613	2	3	2	1	1	3	1	13
J - 18	1,571	2	3	3	0	0	3	0	11
J - 19	1,346	1	2	1	0	1	0	0	5
J - 20	3,580	1	2	2	0	1	0	0	6
K - 1	431	4	3	3	2	2	5	5	24
K - 2	1,210	4	4	3	1	2	5	3	22
K - 3	1,857	4	4	3	2	1	5	3	22
K - 4	515	4	4	3	2	0	5	3	21
K - 5	10	4	0	3	0	2	2	3	14
K - 6	926	4	4	3	1	0	3	0	15
L - 1	3,469	3	3	2	1	0	1	1	11
L - 2	3,388	3	4	2	1	0	1	2	13
L - 3	2,815	2	4	2	0	0	1	0	9
L - 4	3,881	3	3	1	2	0	0	0	9
L - 5	8,543	4	4	2	2	2	4	3	21
M - 1	742	3	3	3	1	0	1	2	13
M - 2	1,847	3	3	2	1	0	0	0	9

OCCUPANCY CHARACTERISTICS – PENALTY SCORES

Item & Maximum Penalty:

A	Overcrowding	4
B	Monthly rent	4
C	Tuberculosis	3
D	Non-white population	3
E	New residents	2
F	Income	5
G	Voting	5

| | No. of | Tract Penalty Scores | | | | | | | |
Census Tract	Dwelling Units	A	B	C	D	E	F	G	Total
M – 3	1,486	2	3	2	0	0	2	1	10
M – 4	2,838	2	3	1	0	0	0	0	6
M – 5	3,264	2	3	1	0	0	0	2	8
M – 6	3,723	2	3	2	0	0	0	0	7
M – 7	2,386	1	2	1	0	0	0	0	4
M – 8	2,888	1	2	1	0	0	0	0	4
M – 9	2,958	4	3	1	2	0	0	1	11
M – 10	1,266	4	3	1	0	2	2	1	13
M – 11	2,775	2	2	2	0	0	0	1	7
N – 1	1,543	4	4	3	C	1	3	2	17
N – 2	2,352	2	3	2	0	0	2	1	10
N – 3	1,290	2	3	1	0	2	1	0	9
N – 4	1,722	1	2	1	0	1	0	0	5
N – 5	2,418	2	3	1	0	0	0	0	6
N – 6	2,234	1	3	1	0	0	1	0	6
N – 7	2,454	1	3	2	0	0	1	0	7
N – 8	2,113	2	4	3	0	0	4	1	14
N – 9	1,834	2	3	2	0	1	1	2	11
N – 10	1,863	2	3	2	0	1	1	0	9
N – 11	1,738	1	3	1	0	0	0	0	5
N – 12	2,398	2	3	1	0	0	0	0	6
N – 13	640	2	2	2	0	0	0	2	8
N – 14	2,083	2	3	1	0	0	2	0	8
N – 15	2,064	2	3	2	0	0	0	0	7
O – 1	2,323	1	2	2	1	1	0	1	8
O – 2	2,825	1	1	2	0	0	0	0	4
O – 3	4,064	0	1	1	0	0	0	0	2
O – 4	2,731	0	0	1	0	0	0	0	1
O – 5	3,373	1	2	1	0	1	0	0	5
O – 6	1,028	0	0	0	0	2	0	0	2
O – 7	2,176	0	0	1	0	0	0	0	1
O – 8	3,239	2	2	1	1	0	0	0	6
O – 9	2,082	2	2	2	1	0	0	0	7
P – 1	4,652	0	0	1	0	0	0	0	1
P – 2	5,085	0	0	0	0	0	0	0	0
P – 3	5,349	0	0	0	0	2	0	0	2
Q – 1	8,071	1	1	1	0	1	0	1	5